

# BLUEPRINT for ACTION

May 1998

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# **North Valley Community Blueprint for Action**

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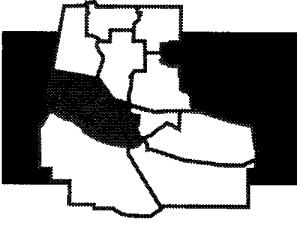
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**May, 1998**



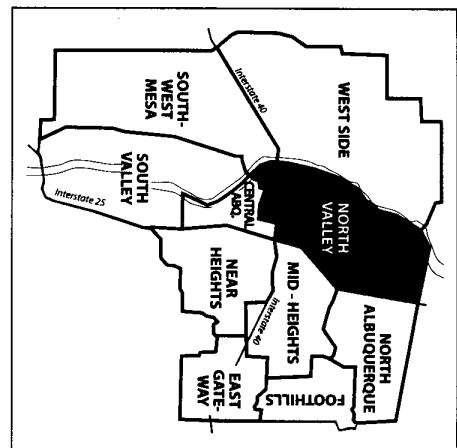
## *Acknowledgments...*

Special thanks to all of the citizens of the North Valley Community for their work and input, and especially to the members of the North Valley Community Planning Partnership. Their unwavering commitment, interest, and wisdom demonstrate the very best in citizen involvement and community spirit.

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# Table of Contents



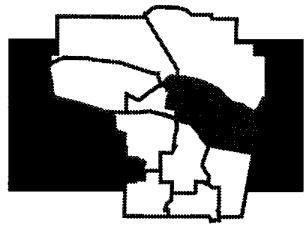
Albuquerque's Community Planning Areas

<b>Executive Summary</b> .....	<b>1</b>
<b>Introduction</b> .....	<b>2</b>
Topics: Purpose of Blueprint for Action, Planning Process, Role of Partnership, Next Steps	
<b>City of Albuquerque Strategic Planning Process</b> .....	<b>4</b>
<b>City of Albuquerque Community Conditions and 5-Year Goals</b> .....	<b>6</b>
Topics: Summary of North Valley Conditions by City's 5-Year Goals	
<b>The North Valley Community Profile</b>	
History and Development .....	<b>11</b>
People .....	<b>13</b>
Demographics Family, Children and Youth Seniors and Special Populations	
Community Identity .....	<b>17</b>
Transportation and Infrastructure .....	<b>21</b>
Housing .....	<b>25</b>
Recreation .....	<b>28</b>
Crime and Safety .....	<b>30</b>
Commercial, Business, and Job Development .....	<b>32</b>
Environmental Protection and Resource Conservation.....	<b>36</b>

## Priority Issues and Recommended Actions .....

<b>Summary of Partnership Issues</b> .....	<b>41</b>
Topics: Strengths, Weaknesses, Opportunities, and Threats	

<b>Appendices</b>	
• Community Services Map	
• Generalized Land Use Map	
• Community Planning Areas Map	
• Long Range Major Street Plan	
• Bikeways Master Plan	
• 1997 GO Bond Program – North Valley Projects	
• Important City/County Telephone Numbers	



## **Executive Summary**

### **Introduction**

### **City of Albuquerque Strategic Planning Process**

**City of Albuquerque  
5-Year Goals and  
the North Valley  
Community Conditions**

# Executive Summary

The North Valley Community overlays City Council District 2 and part of County District 1. It encompasses 27 square miles, and extends west of North I-25 to the Rio Grande River and from Mountain Road to Roy Avenue. The largest portion of the North Valley is in Bernalillo County's jurisdiction, and another significant portion lies within the Village of Los Ranchos de Albuquerque. The North Valley is predominantly a residential area, though important industrial and employment centers are found at the southern edge in the Sawmill/Wells Park area and just west of North I-25 in the Renaissance Center area.

The total population is estimated to be 48,862. The overall poverty rate in the North Valley Community is 17.4%; it has the second highest number of people living in poverty if compared with other community planning areas. About 16% of all households are headed by single women. Three quarters of the housing stock in the community are single family residences with little multi-family development.

Prices are considered mid-range compared with the Albuquerque housing market, yet, new generations of long time North Valley families find it expensive to purchase property in the area.

Planning efforts in the North Valley are challenged by urban growth in the city and by growth in the valley itself. Concerns include preserving the community's unique identity while

accommodating sound development and redevelopment, preserving historic assets and social diversity, and enhancing economic opportunity. Planning cannot be undertaken solely by either the City, the County, or the Village; rather it should be a combined effort among the three jurisdictions in partnership with the citizens who live, work and enjoy the North Valley. It should also involve other types of organizations with a stake in the valley and a vision of the North Valley community's place within the larger context of the city.

The North Valley Planning Partnership, a group representing area residents, businesses and organizations, relied on neighborhood presentations to identify the needs and accomplishments throughout the planning area. Each neighborhood addressed their strengths, weaknesses, opportunities and threats. At the end of the cycle of presentations, the partnership clustered the issues and prioritized them. Seven general subjects of concern were identified:

- Zoning and Land Use
- Traffic, Transportation and Safety
- Crime and Law Enforcement
- Cultural and Historic Preservation/Conservation
- Environmental Pollution
- Neighborhood Development
- Youth Concerns

Zoning Enforcement and Land Use issues concern many of the area residents. A rezoning trend, from existing agricultural and residential

uses to more intense uses (commercial and light manufacturing), is perceived as a factor in emerging land use conflicts. City-County jurisdictional questions complicate these issues. Through-traffic and traffic generated within the community disturb neighborhoods and increase pollution. Increasing capacity on arterials is not perceived as a solution, adding to questions about the future of transportation in the valley. Crime is a general concern, especially in those areas closest to Downtown. Coordinated law enforcement is critical in adjacent City-County jurisdictions where situations demanding police intervention tend to be more frequent. Historic preservation, the environment, neighborhood and youth development concerns are also priorities identified by the North Valley Partnership. These are issues which have a different effect on preserving the community's identity, and as such require response integrated among zoning, traffic management, law enforcement and heritage preservation. The last section in this document presents recommendations based on the analysis done by the planning partnership.

The Blueprint attempts to guide the constituency and public officials in their efforts to improve the social and physical environment in the community. It should be used as a tool to evaluate conditions, generate discussion and propose solutions to the issues identified by the partnership. A step further for the blue print and community planning will be to zoom in an area or neighborhood in greater need for a development plan. Upon internal review, the Blueprints will be presented to the Planning Partnership. The Blueprint is an ongoing document, requiring periodical review and updating.



# Introduction

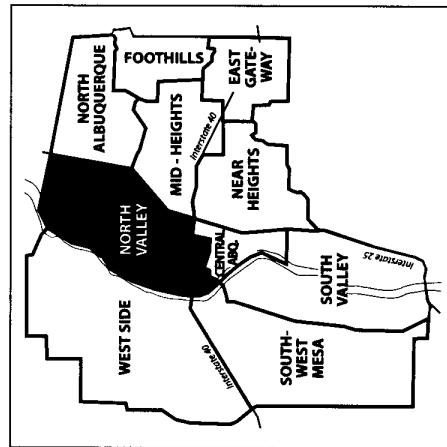
The purpose of the Blueprint for Action is to assist the public, City staff and elected officials in the formulation of responses to the needs of the community.

The document has three parts: first, it presents a summary of community conditions; second, it addresses the community's issues and concerns based on the presentations made by the neighborhood associations representatives to the partnership; and third, it recommends actions to meet the needs identified through the planning process. Several sources provided the information for the Blueprint: partnership input, community, planning efforts organized by the Office of Neighborhood Coordination, and by the Cultural and Recreational Services Department, community meetings for the HUD 5-Year Plan, sector and facility plans, and the North Valley Area Plan.

The planning process relies on public participation. Community planning started in 1993-94 through a series of public workshops. Participants identified notable features and defined the geographic extend of their communities. Ten communities were defined and in 1995 the City Council approved the Community Identity program as an approach to inter-agency subarea planning and service delivery with continual public participation.

The North Valley Planning Partnership started meeting in October, 1996 with a broad representation from the community's residential, commercial and institutional sectors. City Councilor V. Griego is the co-chair and County Commissioner K. Sanchez is a committed member and supporter of the partnership. Members include the Valley High School Principal, the All Indian Pueblo Federal Development Corporation Director and neighborhood representatives from North Valley sub-areas. The partnership held regular meetings for about ten months in which the presidents of various neighborhood associations presented a status report of their immediate community and surroundings. The report followed the format of a SWOT (strengths, weaknesses, opportunities and threats) analysis.

The analysis triggered a review of the code enforcement process in which Housing Code Enforcement was moved from the department of Family and Community Services to the Planning Department. The goal was to provide coordinated code enforcement. Regardless of the violation, the code team would involve the Police Department when necessary. In another area of concern, historic preservation issues initiated City-County coordination to develop awareness of the impact of future projects on historic sites in the valley. In support of preservation interests in



Albuquerque's Community Planning Areas

the planning area, the Planning Department has nominated multiple properties to the historic register and recently acted to mitigate a construction project affecting burials in the Village of Los Ranchos. These and several other issues brought up by the partnership generated a level of dialogue and coordination among service providers and the public.

After internal agency revision to the Blueprint, the document will be a useful tool to guide funding of neighborhood improvement projects. The document will be revised and enhanced during the course of the year, and eventually along with similar documents from the eight other community Planning areas, will serve as a reference in updating the Albuquerque/Bernalillo County Comprehensive Plan. Upcoming activities for the planning partnership include assigning committees to work in specific areas of concern. Those committees are expected to include other community members with specific interests and to identify a priority area or neighborhood for a development plan.

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## City of Albuquerque Strategic Planning Process

### ***Community Blueprint as Part of City of Albuquerque Strategic Planning Process***

The City of Albuquerque is charged with providing quality service to its citizens. This objective is getting harder to achieve, however, as the gap between the demand for service and lagging growth in budgetary resources to provide the service continues to grow wider. For this reason the City of Albuquerque has embarked on a significant effort to improve service quality by drafting a Strategic Management Plan dated January 22, 1998. The Plan suggests some strategies for how city departments can improve conditions in the city by:

- developing a current and thorough understanding of community and customer conditions and trends;
- translating that knowledge into effective and efficient programs that improve those conditions; and
- measuring results of programs for their effectiveness;

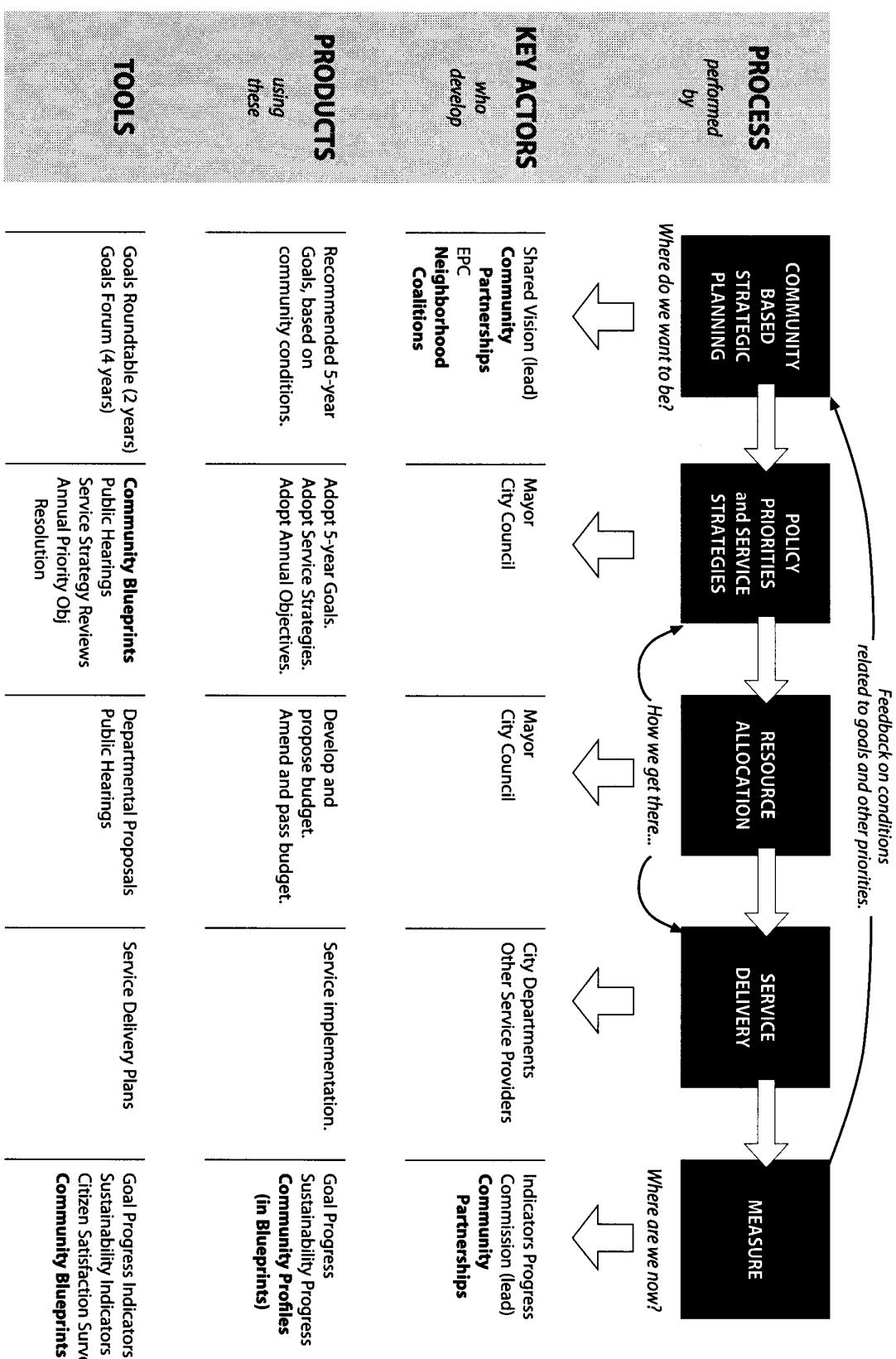
The Community Blueprints have accomplished the first two objectives by developing a profile of community conditions and suggesting recommendations to improve those conditions. Community Planners will work with the Office of

Management and Operations Improvement and the community partnerships to develop the third objective. Projects that come about as a result of the "Recommended Actions" in the Blueprint will need to contain quantitative measures to determine if community conditions improve as a result of the actions.

The following graph shows how the Community Planning effort fits in with the City of Albuquerque's Strategic Planning process to track progress toward improved service to the citizens of Albuquerque. City Goals and North Albuquerque Community Conditions. □



## Strategic Planning in the City of Albuquerque – Vision in Action Process





## City of Albuquerque 5-Year Goals and the North Valley Community Conditions

The City of Albuquerque adopted the following seven City Goals in 1994. They are used to set one-year objectives for City Government and to organize annual budget requests. They are also used as the basis for performance review documented in the Albuquerque Progress Report, one of the City's primary evaluation tools.

The Community Blueprints for Action organize the key findings about each of Albuquerque's Community Planning Areas under these city-wide goals. This will help establish baseline measures of community conditions that can be used to evaluate community progress.

### GOAL 1: Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.

- The largest population group, 62%, is between 18 and 64 years of age.
- With a poverty rate of 17.4%, the North Valley Community has the second largest number of people compared with other planning areas.
- 16 % of all households are headed by single women.
- 21% of children come from families with incomes below the poverty level.
- 24 % of residents have not completed high school.
- 74% of housing in the North Valley is single family, 13% is mobile-trailer home.
- There is a shortage of affordable housing in the community.
- The North Valley has the second highest concentration of sub-standard housing compared with other planning areas.

### GOAL 2: Improve public safety services

- The North Valley has the second highest number of children involved in juvenile crime in the city.
- Absentee landlord are one big concern for many area residents.
- Areas close to Downtown show more crime activity if compared with other areas within the North Valley.
- 50% of residents in the North Valley live in fear of crime.

### GOAL 3: For infrastructure, equitably balance new construction, maintenance and repair

- 78% of the working population commute alone to work.
  - 1% of the working population rides working population.
  - Between 1968 and 1991 traffic flow increased between 200 and 300%.
  - There are 37 acres of land zone commercial which are vacant or abandoned.
- 62% of the population in the North Valley is in the working ages of 18 to 64, 65% are active in the labor force, and 7% are unemployed.
- Neighborhood disruption is experienced in areas abutting the Fourth street corridor due to the economic decline in that area.
- Absentee landlord are one big concern for many area residents.
- Areas close to Downtown show more crime activity if compared with other areas within the North Valley.
- 50% of residents in the North Valley live in fear of crime.

### GOAL 4: Achieve sustainable development, and balanced development and redevelopment, including infill development.

- 45% of the North Valley population have been area residents for five years or less.
- 13% of the population have been residents in the area for 30 or more years.
- Area residents are weary of new development considered not compatible with the community.
- 74% of housing in the North Valley is single family, 13% is mobile-trailer home.
- There is a shortage of affordable housing in the community.
- The North Valley has the second highest concentration of sub-standard housing compared with other planning areas.
- Most major intersections along Second Street present high levels of CO and other particulate matter.

- New development and redevelopment has the potential for generating traffic congestion and pose an extra burden to the environmental condition in the valley.
- Environmental cleaning alone doesn't do the job if not supported with adequate land use buffering.
- Land use stabilization and compatibility may improve the environmental conditions in the valley.

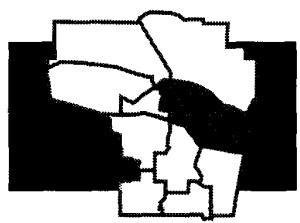
- GOAL 5: Increase environmental protection and resource conservation.**
- 78% of the working population commute alone to work.
  - 1% of the working population rides working population.
  - Between 1968 and 1991 traffic flow increased between 200 and 300%.
  - Most major intersections along Second Street present high levels of CO and other particulate matter.
  - New development and redevelopment has the potential for generating traffic congestion and pose an extra burden to the environmental condition in the valley.

- GOAL 6: Adopt and pursue implementation of an economic vitality strategy.**
- With a poverty rate of 17.4%, the North Valley Community has the second largest number of people in poverty compared with other planning areas.
  - 62% of the population in the North Valley is in the working ages of 18 to 64, 65% are active in the labor force, and 7% are unemployed.
  - 16 % of all households are headed by single women.
  - There are 37 acres of land zone commercial which are vacant or abandoned.
  - Environmental cleaning alone doesn't do the job if not supported with adequate land use buffering.
  - Land use stabilization and compatibility may improve the environmental conditions in the valley.

- GOAL 7: Foster the expression and appreciation of Albuquerque's cultures.**
- 45% of the North Valley population have been area residents for five years or less.
  - 13% of the population have been residents in the area for 30 or more years.
  - Area residents are weary of new development considered not compatible with the community.
  - 74% of housing in the North Valley is single family, 13% is mobile-trailer home.
  - There is a shortage of affordable housing in the community.
  - The North Valley has the second highest concentration of sub-standard housing compared with other planning areas.

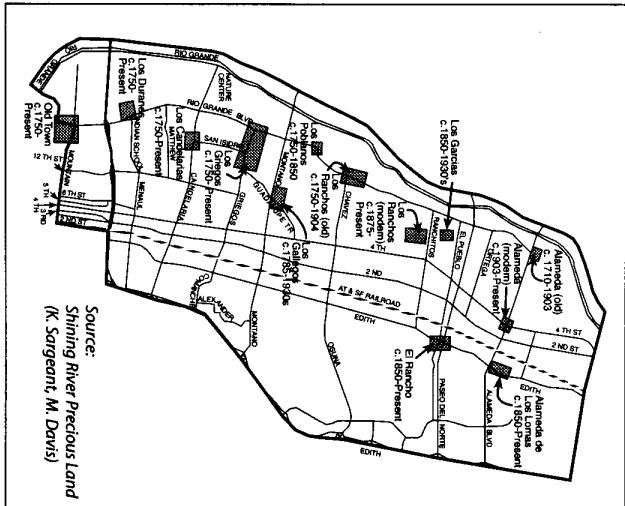
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**The North Valley  
Community Profile**



# Community Profile

## History and Development



*Plazas of the North Valley*

Middle Rio Grande Valley history dates from about 12,000 years ago. The oldest archeological site discovered on the valley floor dates back 2,500 years. In the late 1200s, a long drought forced Indian groups to move to the Tiguex province between Bernalillo and Isleta where ample water was found. Around that time, a population of about 15,000 set home in the area. When Coronado entered the area in 1540,

there were twelve Indian villages... (Source: *Shining River Precious Land*, K. Sargeant and M. Davis, 1986).

Spanish colonization brought to the valley land use patterns that outlasted development for more than 200 years. Today, some of those patterns are still apparent, others struggled to subsist: acequias for irrigation, land sub-divided into long narrow strips to allow irrigation and agriculture, and large tracts of land on the mesa used for grazing in the past. Family settlements developed into small villages. In the 1790s, Spanish accounts identified six plazas belonging to family settlements: Plaza de Señor San Jose de Los Duranes, Plaza de Los Candelarias, Plaza de Nuestra Señora de Guadalupe de Los Griegos, Plaza del Señor de Los Galligos, Plaza de San Antonio de Los Poblanos, and the Plaza de San Jose de Los Ranchos. The Pueblo de la Alameda de San Jose, considered a settlement outside of Albuquerque, was one of the connections along the "Camino Real", the trail extending from Ciudad de Mexico to La Villa Real de Santa Fe de San Francisco de Asis (Santa Fe).

[ Goal 3 ] For infrastructure, equitably balance new construction, maintenance and repair.

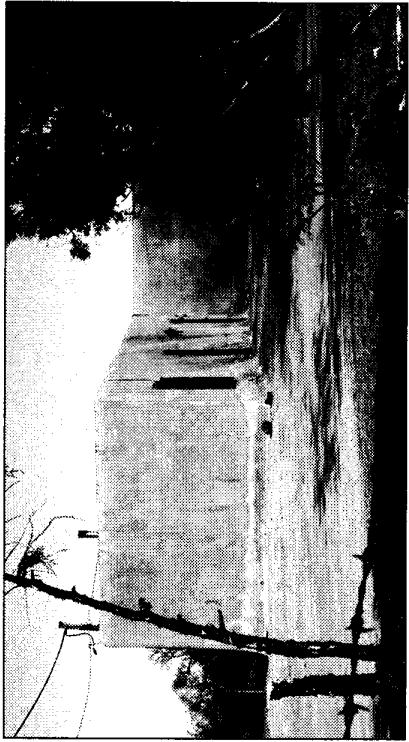
[ Goal 4 ] Achieve sustainable development and balance development and redevelopment, including infill development.

[ Goal 6 ] Adopt and pursue implementation of an economic revitalization strategy.

In 1846 New Mexico became part of the United States. By 1880, New Mexico experienced the arrival of the railroad and the influx of settlers from the Eastern and Midwestern states. By the 1900s, valley fields started to give way to development. Repeated floods by the Rio Grande left useless land covered by alkali, marsh and sagebrush. In 1925, the Middle Rio Grande Conservancy District was formed to manage the water resource in the Middle Rio Grande Valley.

By 1940, a complex system of levees, drains and irrigation ditches ran through the valley and thousands of acres of land were re-claimed for farming purposes. Also, street development took place in the 1900s, Fourth Street was established in 1910 turning into an intensive land use corridor. In 1922, Fourth Street was paved and became the route of U.S. Highway 66 through Albuquerque. Second Street was developed in the 1930's at the time the Alameda Drain was built, Rio Grande Boulevard was still a dirt road.

As the population grew, so did the demand for housing. In 1936, Albuquerque experienced a marked expansion of small suburban parcels



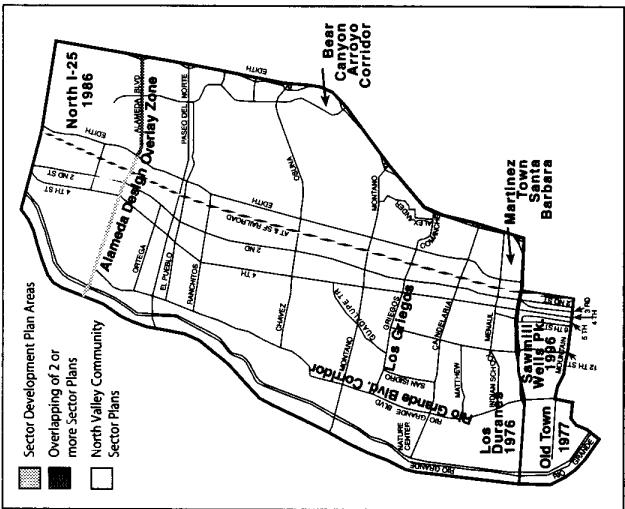
*Juan de Dios  
Chavez House,  
National Register  
of Historic Places*

character, despite changes in its agrarian landscape due to urbanization and development effects of the automobile. Non-agricultural development has overtaken the historic and cultural context of the valley. Road design accommodates more and faster traffic, and land use needs are those of a growing, modern society. Residents in the valley have an interest in preserving the area's character and identity, even though the once dominant rural atmosphere is lost in many areas and threatened in others.

Several studies addressing the community's needs have been developed, some of which are now dated and their recommendations and policies in need of review and updating. The North Valley Area Plan (adopted in 1993), recognizes the area's unique resources. Its goals are to preserve and enhance the environmental quality of the North Valley by focusing on issues related to zoning and land use, air quality, water, transportation, housing, community design, and agriculture and rural character. The plan's policy range is broad, recommends implementation

based on community participation, interagency coordination, and periodic review of policy and regulations. The plan supports development of sub-area and facility plans to meet the community's most pressing needs.

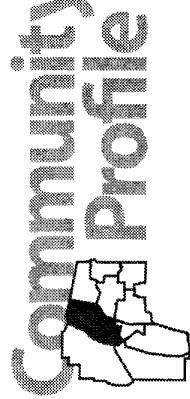
The Alameda Boulevard Design Overlay Zone, recently approved by both City Council and Bernalillo County, is designed to protect the visual qualities and unique historic character of the area by guiding developers, design professionals, local government, and property owners in new development, streetscape projects, and redevelopment projects. The Rio Grande Boulevard Corridor Plan expresses similar objectives. Neighborhood development plans exist for Santa Barbara-Martinez Town, Los Duranes and West Old Town. The recently adopted Sawmill/Wells Park Sector Development Plan, now in implementation, includes a revitalization strategy to foster positive change and reinforce community stability, vitality and character. □



*North Valley Community Sector Development Plans*

made possible by car travel. Development took place in several valley locations such as Zia Gardens near Osuna and Rob Lee Meadows at Los Ranchos Plaza to name a couple. Los Ranchos de Albuquerque contained the least developed portion of the valley. In 1958, residents of the Los Ranchos area decided to form a separate jurisdiction to respond to the pace of development in the valley. That decision was founded on an aspiration to preserve the many evidences of history accounting for the character and charm of the North Valley.

Today, the North Valley is still a highly desired living location because of its history and

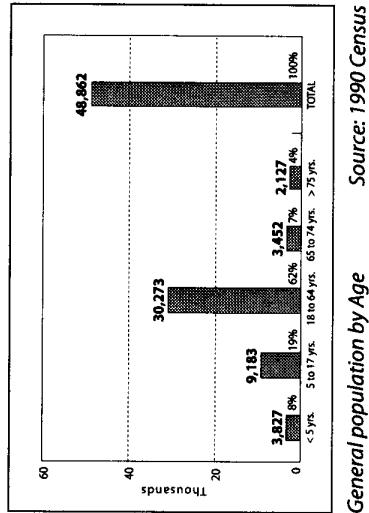


## Community People and Demographics



**DEMOGRAPHICS:** The data includes City, County and Village of Los Ranchos jurisdictions.  
 (Source: 1990 Census)

<b>Population:</b>	Total population (1990)	48,862
<b>Age:</b>	< 5 years of age	8%
	5-17 years of age	19%
	18-64 years of age	62%
	65-74 years of age	7%
	> 74 years of age	4%
<b>Ethnicity:</b>	Hispanic	56%
	Anglo	41%
	Other	3%
<b>Education:</b>	Did not complete High School	24%
	High school graduate	26%
	Bachelors degree or higher	33%
<b>Income:</b>	City's median family income	\$35,646
	Households with income below 50% of the area median	32%
	Households with income above 80% of the area median	48.5%
<b>Employment:</b>	Unemployment rate	4.4%
<b>Welfare / Poverty:</b>	Poverty rate in the North Valley	17%
<b>Households by Type:</b>		
	Single Family	74%
	2 or more units housing	11%
	Mobile Home	13%
	Other	2%



Source: 1990 Census

### Population and Ethnic Composition

The North Valley Planning Area has a total population of 48,862 which represents 13% of the population of the city (384,736). About 26.6% of the total population of the North Valley are infants and school children up to 17 years of age; 62% of the population is in the working ages of 18 to 64, and 11.4% are 65 and over.

The 1990 Census figures show that the North Valley population is primarily composed of minorities. Fifty-six (56) percent of the population

- [ Goal 1] Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.
- [ Goal 6] Adopt and pursue implementation of an economic revitalization strategy.

is of Hispanic origin, a large proportion compared to 32% in the County as a whole. The smallest minority groups in the North Valley are African American, 1%, and Native American, 2%. Forty percent of the community's population is Anglo. The map shows the largest minority concentration generally south of Montaño in what is considered the Mid-North Valley. (See map "Percent Distribution of Minority Race in the North Valley")

According to the North Valley Area Plan, valley population will continue to grow as long as it maintains its attractiveness compared to other areas of the city. Since the adoption of the Plan in 1993, a handful of minor sub-divisions and infill housing have developed. This demonstrates the area's ability and potential to attract residential development.

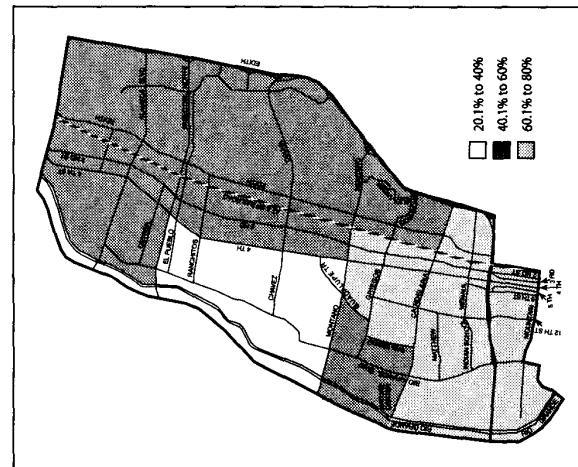
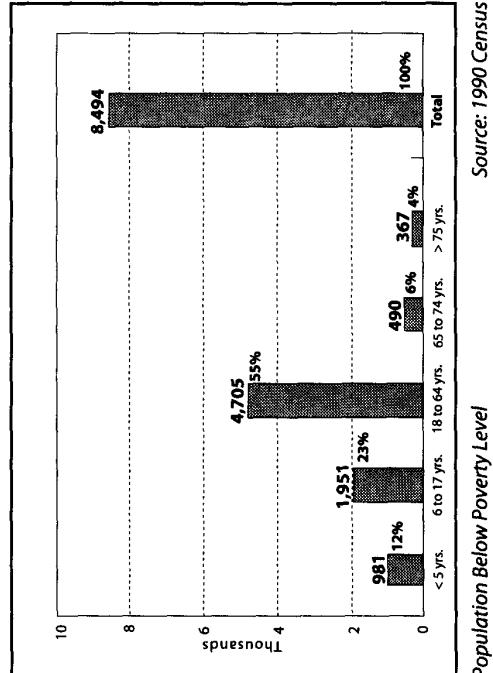
	1990	2000	2010
Bernalillo County	480,577	525,661	577,864
City	384,736	436,600	462,291
North Valley	48,862	49,337	61,077

### Building Permit Figures

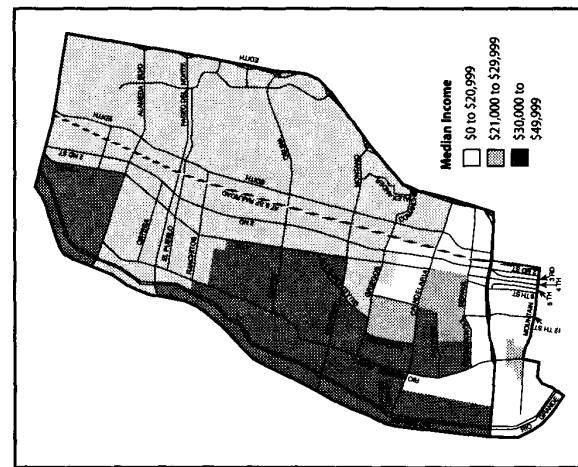
Source: North Valley Area Plan modified by the Planning Dept.

### **Income**

The North Valley does not have high concentrations of poverty compared to other planning areas; however, it has the second highest number of people living in poverty in the City (as defined by the U.S. Census Bureau). There are 8,494 people in poverty in the North Valley, equivalent to 17.4% of the area population and approximately 32 % of the area households. Looking at the geographical distribution , poverty ranges from 5% in areas north of Candelaria and west of San Isidro to 28% in areas closer to Old Town and Downtown (*Source: HUD Plan, 1997*). About 8% of the area households receive public assistance income, the fourth highest when compared with the other planning areas.



Distribution of Minority Populations  
in the North Valley (*Source: 1990 Census*)



Income Distribution in the North  
Valley (*Source: 1990 Census*)

### **Family, Youth and Education**

In 1990, children under seventeen years of age comprised 27% of the population in the North Valley, 3,827 were under 5 years and 9,183 were school age children (*Source: 1990 Census*). Of a total of 13,010 children under 17 years of age, 22.5% live in poverty. In areas that meet HUD eligibility requirements, more than 75% of elementary school children are currently recipients of free or reduced price school lunch (*Source: HUD Plan, 1997*).

A high percentage of North Valley residents did not complete high school (24%), the fourth largest percentage compared with other planning areas. Twenty-six percent of area residents completed high school, and 33% have post sec-

ondary and college degrees. There are ten elementary schools in the area, three middle schools and one high school.

City wide, single female headed households comprise 17.6% of all households. In the North Valley, 16 % of the households are headed by a single mothers, which is considered mid-range compared with South West Mesa (9%) and Near Heights (24%), the lowest and the highest respectively. The poverty rate for single female-headed households in the North Valley is 26%. (Source: *Human Services Needs Assessment, DFCS, 1996*).

Compared with other Community Planning Areas, the North Valley does not have extreme needs. However, with 27% of the total North Valley population under the age of 17, before and after school activities may need more attention. The need becomes more critical for youth in middle and high school. Currently they have few opportunities to develop skills or participate in the community. Appropriate space to engage in sports and cultural activities are either too far away or do not exist. Children depend on adults to get to different places. Walking is hindered by new trends in traffic and development.

According to the City's Human Services Needs Assessment, a program focusing on gang prevention activities would help reduce the juvenile violent crime in the North Valley. It would also be helpful to introduce initiatives to provide better job opportunities for single heads of households in the community. Since most of the North Valley Planning Area is not with City municipal boundaries, coordinating various chil-

#### **Children and Family-oriented programs with the County is necessary.**

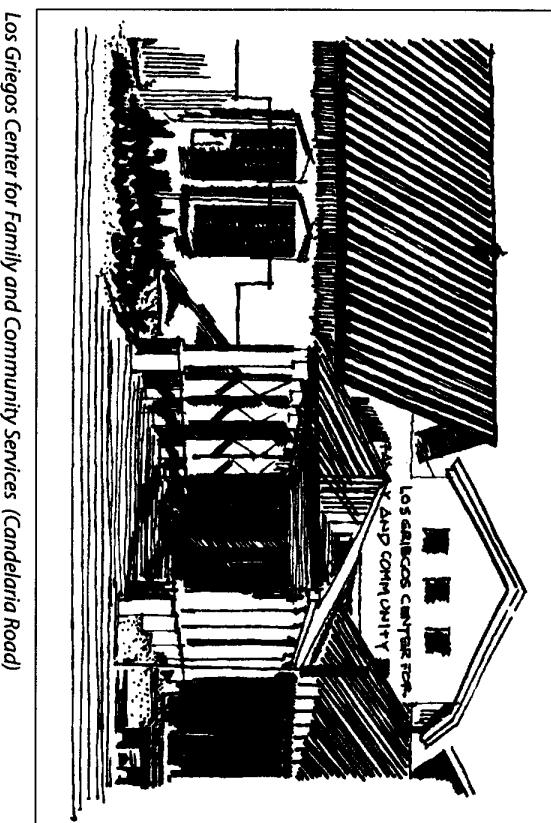
The City offers some directed activity for youth development at the community centers. There are four centers in the North Valley: Los Duranes, Wells Park, Alameda, and Valle del Norte, which is currently in the process of reconstruction. Los Griegos Multiservice Center offers community services in four areas: maternity, primary care, women/infant care, and dental services. An estimated 75,000 customers a year attend this health facility. Additionally, the center provides meeting space to the community at an average of 3 meetings a day. Altogether, there

#### **Seniors and Special Needs**

In 1990, the North Valley had 5,579 people 65 years or older, representing about 12% of the community's population. This is the fourth largest senior community in the city. About 15% of the senior population live in poverty.

There is one senior center serving the planning area, and one senior housing facility with 50 units. The housing facility provides space to work with seniors having special needs. Additional space is being built at the Senior Center to accommodate that type of service.

About 5% of the population (2,063) in the



*Los Griegos Center for Family and Community Services (Candelaria Road)*

<b>Disability</b>	<b>Total</b>
Mobility	640
Self-Care	1,044
Mobility + Self Care	379

Source: 1990 Census  
People with Special Needs

planning area has some form of mobility and self-care need. The population affected with work disability is about 9% of the total. The North Valley, Central Albuquerque, South Valley and South West Mesa are the planning areas in most need for accommodating people with disabilities. In the North Valley, this situation becomes more critical because of the declining opportunity to access neighborhood shopping and general services.

The figures on seniors and special populations show a demand for additional specialized services. For instance, the North Valley Senior Center works at full capacity — it has 2500 registered members, some 650 seniors attend the Center daily. The Center serves an average of 180 lunches a day, and the multiple activities that the Center offers organize include trips, dances, special tournaments, art exhibits, computer and arts and crafts classes. Some of the seniors attending this facility come from other areas outside the North Valley. The Center is open seven days a week. A day care program will begin operation in July or August, 1998.

Providing housing for seniors or alternative housing is another priority expressed at various

public participation meetings. In areas of the North Valley considered older or traditional, where second units or "granny flats" are commonly found, families can enjoy the company of their elders. However, families with properties with second units feel threatened because in many cases, second units have been classified as "non-conforming" since 1959 and will be in violation of the City Zoning Code at the end of 1999. Many families would like to build additions in the form of second units, but they find zoning regulations too restrictive when trying to meet housing needs.

There are 2800 people with work related disabilities and 1,587 have mobility limitations (*Source: HUD Plan*). The City, aware of the need to accommodate pedestrians and people with disabilities, encourages new development and redevelopment that support keeping seniors in the area and enforces their involvement in the community. The North Valley, given its semi-rural character, may need a careful approach to facilitate pedestrian travel. □

#### **KEY FINDINGS:**

- The largest population group is in the working ages of 18 to 64, 62%.
- Second largest number of people in poverty in the city, 17.4% poverty rate.
- Of all households, 16% are headed by single women.
- About 21% of children in the North Valley come from families with incomes below the poverty level.
- About 24% of residents in the community have not completed high school.
- About 27% of the population in the community are between the ages of 0 to 17 years of age.
- Seniors account for 12% of the population in the North Valley Community, a relatively high rate compared with other planning areas.
- About 50% of the senior population suffer work related disabilities and half of them have mobility limitations.

# Community Profile

## Community Identity



Irrigation Ditch Path

### **The Community's Charm**

The North Valley's identity is based on two components: a wealth of history and the rural landscape. The North Valley community encompasses the area between Mountain Rd-Central Ave.-Rio Grande Blvd. and the Sandia Indian Reservation, and from I-25 to the Rio Grande. The North Valley has two distinct topographic areas: the valley floor, with its semi-rural and residential features, and the mesa to the east with industrial and large scale retail uses. The most mixed use area occurs near the Downtown. An important fact is that the North Valley overlays three different jurisdictions: the City, the County, and the Village of Los Ranchos de Albuquerque.

The valley floor still shows vestiges of the agrarian activity carried on prior to and after the arrival of the Spanish. The valley features irrigation ditches, mature trees, pasture land, old adobe homes, and dirt roads that along with the river make up the valley's identity. Overall, residential uses dominate the valley floor, with highest concentrations of residential use located

[ Goal 4 ] Achieve sustainable development, and balance development and redevelopment, including infill development.  
[ Goal 7 ] Foster the expression and appreciation of Albuquerque's cultures.

### **An Evolving Community**

closer to Downtown. The mesa area, east of the valley has high desert vegetation and has become a modern industrial, retail, and employment center serving the city and the region with direct access from Interstate 25. Small commercial activity takes place in retail centers or neighborhood commercial nodes located mostly along Fourth Street and to a lesser extent on streets like Second Street, Twelfth Street and Rio Grande Boulevard.

Also characteristic of the North Valley is the co-existence of the old and the new. New subdivisions pose a challenge to maintain the identity and heritage of the valley. New developments' demand for increased vehicular capacity affects the dynamics of long established neighborhoods. Historically, the bosque, riverside drains and acequias framed large and small parcels forming neighborhoods; now, high capacity roadways seem to frame the community. Today's architectural styles and sub-division

Permanence	Units	Percentage
< 1 year	3,248	18%
1 to 5 yrs.	4,934	27%
5 to 10 yrs.	2,581	14%
10 to 20 yrs.	3,032	17%
20 to 30 yrs.	1,934	11%
> 30 years	2,252	13%

Household Permanence Into Unit (as of March, 1990)

Source: 1990 Census

design differ from the traditional, serene patterns of yesterday, making North Valley citizens wary of the Valley's future. Similar observations can be made about commercial development and decline in the community: with modern, large scale shopping opportunities locating elsewhere, shopping preferences gradually move away too.

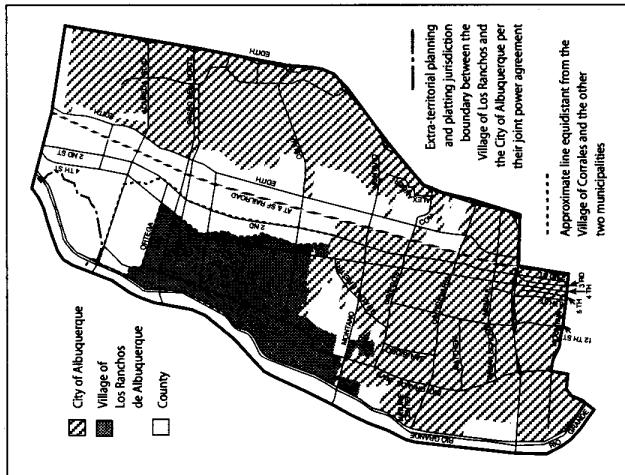
The North Valley Area Plan, adopted in 1993, responds to citizens' concerns about the valley's character and identity. The Plan's policy goal "to protect the valley, guiding development and emphasizing land use stabilization" doesn't respond to concerns about the by-products of development: gentrification, new commercial/industrial development and the impact on property taxes often forcing people to sell their property and relocate. The table Household Permanence (Source: 1990 Census) shows a trend of change in the valley which is likely to continue given the dynamics of growth in Albuquerque.

"The North Valley no longer is a sparsely populated, agrarian, homogeneous and closely inter-related society, but an expanding, semi-

urban, mobile and heterogeneous bedroom community." (Source: *Shining River Precious Land*, K. Sergeant, M. Davis).

### Community Organization and Involvement

The North Valley's unique character and identity defines its sense of community. Valley features physically inter-connect neighborhoods, and the way people feel about their community keep them together socially through involvement and participation. There are 52 neighborhood associations in the North Valley, encouraging communication and involvement in matters relevant to the neighborhood and the community at large. The North Valley Coalition, likely the largest coalition of neighborhood representatives in the city, participated in shaping the North Valley Area Plan. Neighborhood Associations have been successful in carrying on programs to improve the social and physical aspects of the neighborhood: West Old Town organizes the risk and safety program that takes place at Tigueux Park in the summer, and the

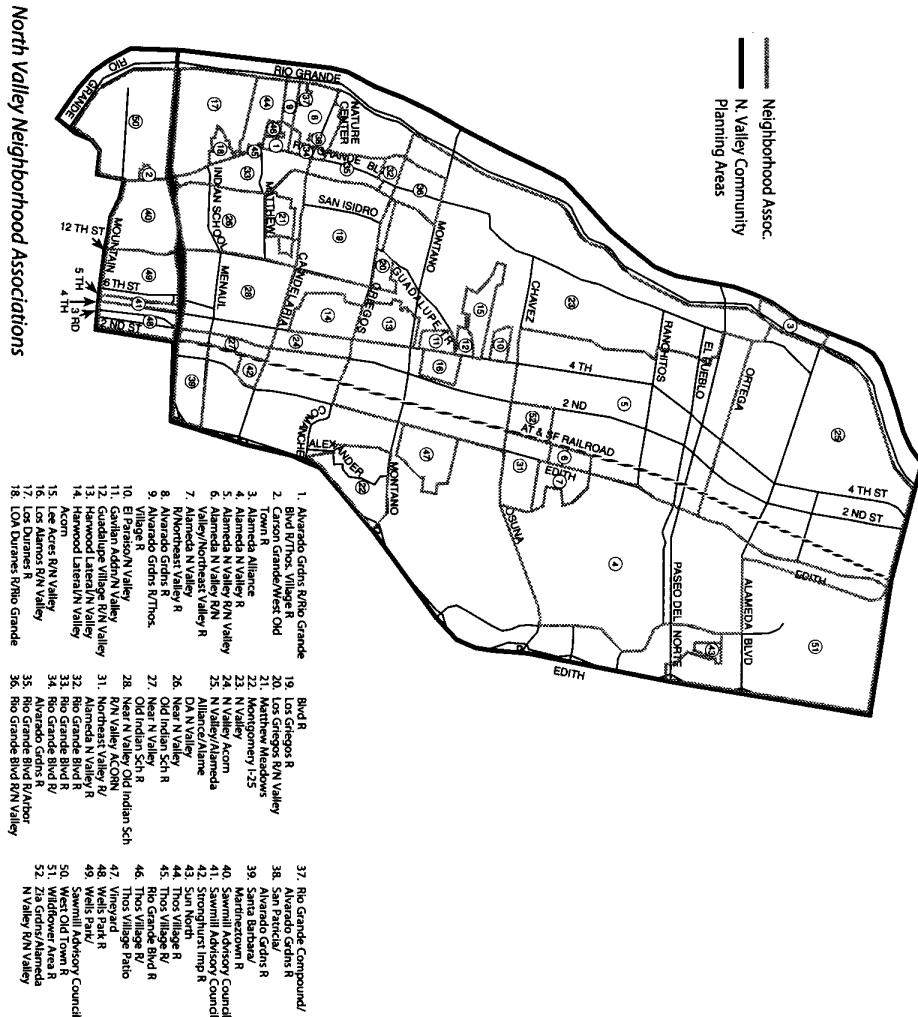


North Valley Jurisdictions      Source: North Valley Area Plan

Alameda community takes an active role in getting the youth to participate through its community center on Fourth Street.

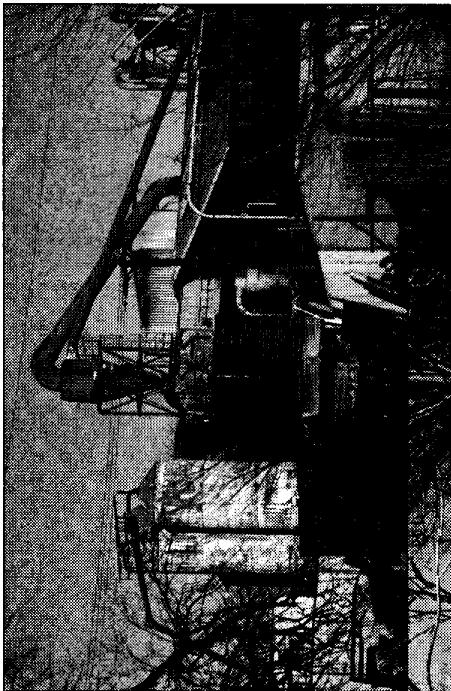
## Opportunities

Participation and involvement determine successful achievements by the community. Anderson Fields is being planned to provide enjoyment and educational opportunities for youth; the former Sawmill Advisory Council evolved into a neighborhood based non-profit organization in charge of developing 27 acres of land near Old Town; and the Alameda community is about to see the results of its activism in the International Balloon Fiesta Park Master Plan currently being processed by the City and the County.



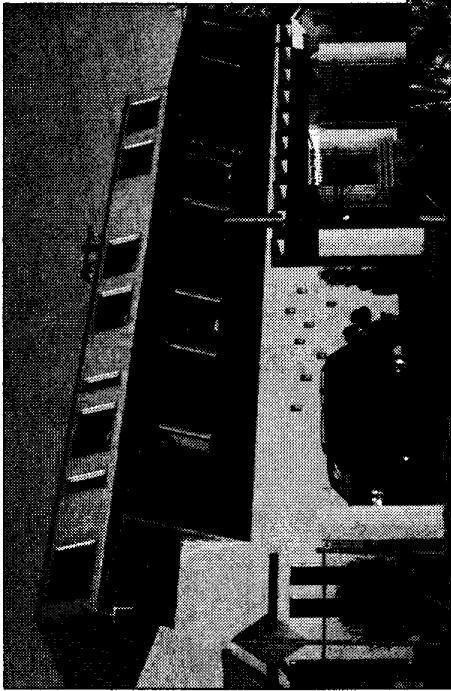
## North Valley Neighborhood Associations

Other projects have the potential to bring together the community, decision makers and outside consultants to work on solutions to better meet the needs of the community. The North Valley Partnership includes the Director of the Indian Pueblo Federal Development Corporation, opening communication and opportunities to provide input regarding the Old Indian School site development. Street enhancement and revitalization is among the priorities set by the Partnership and neighborhood associations along Fourth and Second streets and Edith Boulevard. Another objective is preservation of acequias throughout the North Valley, an initiative that needs active community involvement and commitment from the Middle Rio Grande Conservancy District.



*"The North Valley no longer is a sparsely populated, agrarian, homogeneous and closely inter-related society, but an expanding, semi-urban, mobile and heterogeneous bedroom community."*

*(Shining River Precious Land, K. Sargeant, M. Davis).*



North Valley  
diversity,  
the old and  
the new uses

### **Area's Role in Albuquerque's Overall Identity**

Albuquerque's first settlements were in the valley, close to water agricultural land needed to sustain community life at the turn of the century (1900). Today, the North Valley is home to some of the largest attractions in the State: Balloon Fiesta, the Aquatic Park and Botanical Gardens, the Bosque Trail and the large retail outlets of Renaissance Center are examples. In the overall context of the metropolitan area, the North Valley is close to the heart, a dynamic commu-

nity rich in history and tradition, challenged by the demands of growing urbanization.

Preserving the character and identity of the North Valley Community is a priority that entails multi-agency coordination in partnership with the individuals who live, work, and enjoy the North Valley. Response to concerns about preserving the area's identity and character were discussed at Planning Partnership meetings. Issues, priorities and proposed solutions are provided in this document as a way to generate comment and discussion and to open the opportunity to coordinate efforts with other jurisdictions. □

### **KEY FINDINGS:**

- 45% of the population in the North Valley have been area residents for five years or less, 13% have been residents for more than 30 years.
- Area residents are wary of new development, increase in traffic characterized as not compatible with the community.

# Community Profile

## Transportation and Infrastructure



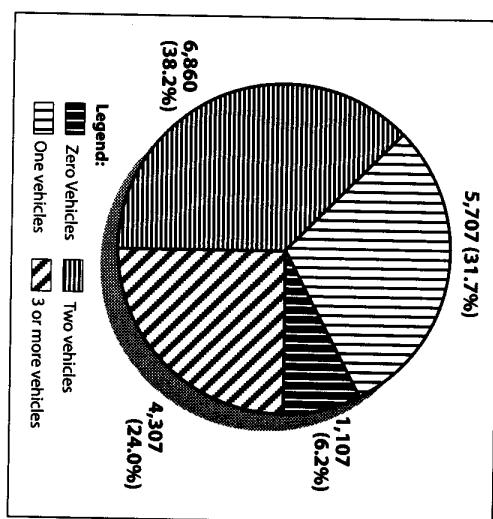
### Transportation

- [Goal 3] For infrastructure, equitably balance new construction, maintenance and repair.
- [Goal 5] Increase environmental protection and resource conservation.

Trans. Mode	Population	Percentage
Travel Alone	16,990	78%
Carpool	2,832	13%
Use Transit	218	1%
Other Means	436	2%
Walk	435	2%
Work at Home	871	4%
<b>Total</b>	<b>21,782</b>	<b>100%</b>

People Commuting to Work

Source: 1990 Census



Vehicles Available (per Housing Unit)  
Source: 1990 Census

One complex problem affecting Albuquerque today is transportation and related issues such as traffic congestion and air pollution (*Source: Albuquerque's Environmental Story*). The response to this problem is usually road building, which can cause further negative effects on neighborhoods by making it more convenient to drive than to use other transportation modes. Another solution to transportation issues is improving the existing infrastructure. This option works better when it incorporates the use of alternative modes of transportation, easing congestion and air pollution.

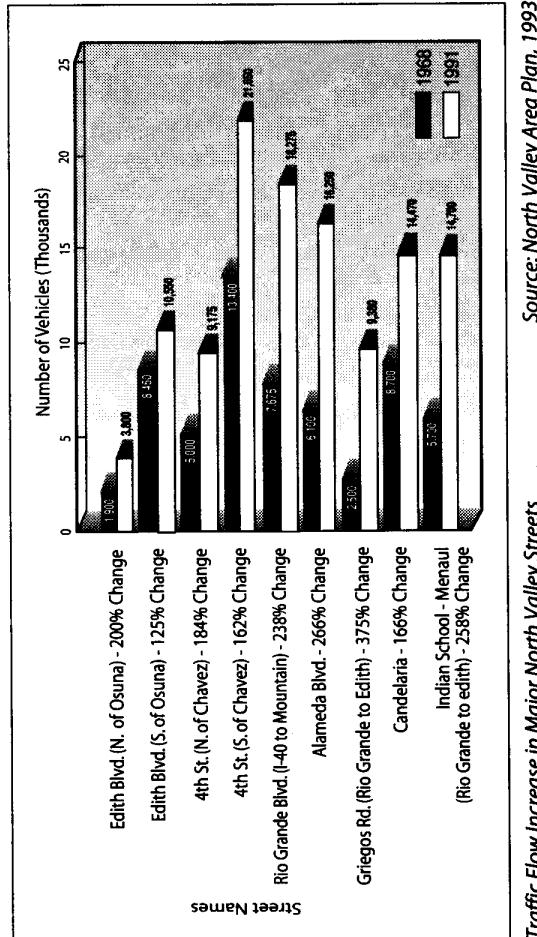
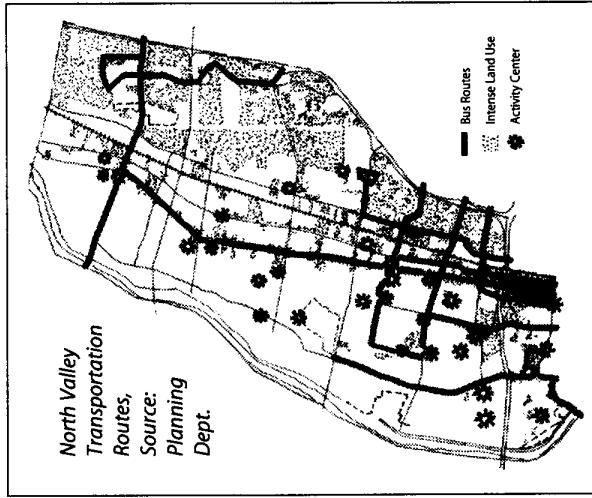
The North Valley community is not exempt from traffic problems. Traffic issues in the North Valley are compounded by commuting within and through the community. In the North Valley alone, more than three quarters (78%) of the working population commute alone to work while only 1% of the working population rides public transit (*Source: Census 1990*). Congested and potentially congested links within the planning area include Rio Grande Boulevard, Fourth Street, Second Street, and Twelfth Street.

Other links potentially affected by congestion are Alameda Boulevard, Paseo del Norte, Montaño, Candelaria and Menaul (*Source: Albuquerque Congestion Management System, MRCCOG, 1997*).

The future of effective transportation in and through the North Valley, and the region as a whole, depends on a balanced transportation and land use system (*Source: North Valley Area Plan*). Balancing both comes down to offering a variety of ways to commute. Perhaps, other transportation alternatives will shape development in the future, reducing the demand for increasing street capacity and perhaps even helping reduce the perceived need to drive to every destination.

### Public Transit

Three transit routes serve the North Valley: Route 17 serves Rio Grande Boulevard, Route 36 serves Twelfth Street, and Route 10 serves Fourth street (*Source: Map Transit Routes*). Generally, public transit serves areas where there are larger concentrations of elderly and low income persons.



facilities. The park and ride concept, however, is dependent on demand and the availability of sites in appropriate locations. Evaluation to determine needs and locations could involve a thorough study of the area and other planning areas. These and other potential solutions are discussed in the Regional Transit Authority Service Plan to improve air quality, reduce traffic congestion and provide alternative modes of transportation (Source: RTA, Service Plan, 1997).

### Bicycle and Pedestrian

In the North Valley, trails run along the North Diversion Channel, the Riverside Drain, sections of the Albuquerque Main channel and Griegos Drain, and on Second Street. Perhaps the most important connections are the Bosque Trail that

This seems to apply to transit routes through the southern portion of the North Valley and along the Fourth Street corridor where lower income areas as well as commercial uses are located. The map depicts the routes in relation to intense land uses in the community, corresponding to the criteria of bus service and larger concentration of users. Although, public transit seems to be serving the southern portion of the valley, northern portions of the North Valley claim that bus service is inadequate. This may have a reason which is the lower densities and longer distances to cover in the far North Valley. However, one line does service along Fourth Street to the Alameda Community Center north of Alameda Blvd.

The North Valley has been identified as an area with the potential to develop park and ride

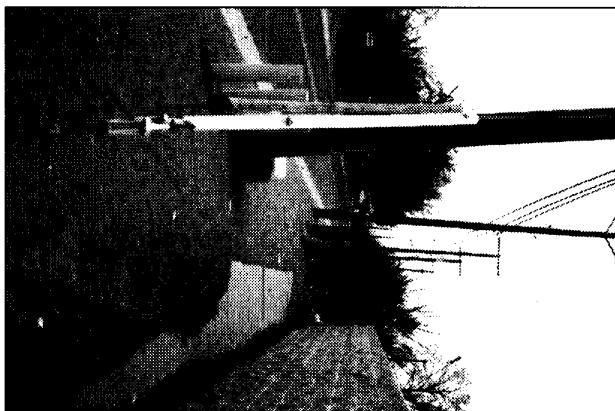
Route No.	Ridership	Link
Route 17	61	Rio Grande
Route 36	310	12th Street
Route 10	1,087	4th Street

North Valley Routes and Ridership  
Source: City Transit Dept., 1997

runs the entire length of the planning area, the Paseo del Norte trail connecting the west side of the city through the valley with areas east of I-25, and the North Diversion Channel connection to the Bear Canyon Arroyo. Numerous links along the irrigation system in the valley have been in use for a long time by area residents. There is interest in the area to see the ditch rights-of-way turn into dedicated mixed-use facilities to serve both for alternate transportation and irrigation. Additionally, the Trails and Bikeways Facility Plan identify links along streets in the built areas of the valley (Source: *Community Services Map*).

Pedestrians are comfortable walking along

*Inadequate pedestrian mobility on Mountain Rd. west of Rio Grande Boulevard*



radius of Commercial or Village Center locations. This is especially applicable to corridors such as Fourth Street, Twelfth Street, and Alameda Boulevard where revitalization should include pedestrian accessibility. The North Valley Village Center at Twelfth and Candelaria is in the implementation process through a coordinated effort between Planning and Public Works/Traffic Engineering. The Village center on Alameda Boulevard at Fourth street has been recommended for implementation in the Alameda Boulevard Design Overlay Zone recently approved.

In late 1997, a technical team met to review the Second Street North Transportation Corridor expansion alternatives. The study in process looks at needs, cultural resources, and includes public involvement through the planning process. The latter is particularly important to neighborhoods along the corridor which are disrupted by traffic, noise and pollution.

streets where traffic volume is low. However, where traffic is heavy it tends to create conflict with pedestrians. In the North Valley, Fourth Street has four lanes and narrow sidewalks which are cluttered for walking. On places along Fourth Street, sidewalks are discontinuous or non-existent. These conditions were described in the North Valley Area Plan some years ago and continue to exist today according to neighborhood representatives to the North Valley Planning Partnership.

The Village Center principles presented in the North Valley Area Plan encourage pedestrian accessibility within 1/4- to 1/2-mile walking

The Mountain Road – Twelfth Street landscape project currently in the advanced design phase, is managed by Public Works in coordination with Community Planning and the Sawmill/Wells Park Sector Plan Implementation Committee. The latter act as the community's representative to ensure community input on the planning, design and implementation phases of the project. The project's emphasis is on preserving area character, pedestrian mobility, and the use of bicycles along Mountain Road.

The Rio Grande Corridor Plan aims to enhance pedestrian opportunities along and across Rio Grande Boulevard between I-40 and

Mountain Road. Community Planning intends, to expand upon this goal by improving the service and aesthetics of this high profile corridor leading to some of Albuquerque's principle public attractions.

### **Horseback Riding**

Unlike other areas of the city, horseback riding in the North Valley is a tradition. Community concerns about the ability safely continue this to practice are prevalent. Currently, opportunities to ride are mostly along the Bosque (Rio Grande Valley State Park) and several acequias. However, the use of the acequia's right-of-way is not and access to them frequently entails crossing busy streets. In addition, horse keeping activities need support through enforcing most of recommendations in the North Valley Area Plan.

### **Programmed Construction Projects**

As of October 1997, the Public Works Department compiled the following list of construction projects programmed for advertisement for bid within the following 12 months.

#### **Storm Drainage:**

- Commercial, Candelaria, Claremont, Broadway Storm Drain Improvements. \$2,500,000

#### **Transportation:**

- Montaño Landscaping and Trails. 1,500,000
- Montaño Pump Station. 3,500,000

#### **Water and Waste Water:**

- Griegos/Edith Interceptor Relief Line-Sewer. 1,750,000

#### **Department of Senior Affairs:**

- North Valley Day Care Addition. 373,250

#### **Family and Community Services:**

- Los Duranes Community Center. 120,000
- Wells Park Community Center. 250,000

date the demand originated in the higher elevations of the city. Projects to renovate some of the system are likely in the near future. The City and county will work together in trying to ease Construction-related the inconvenience and in keeping the community informed.

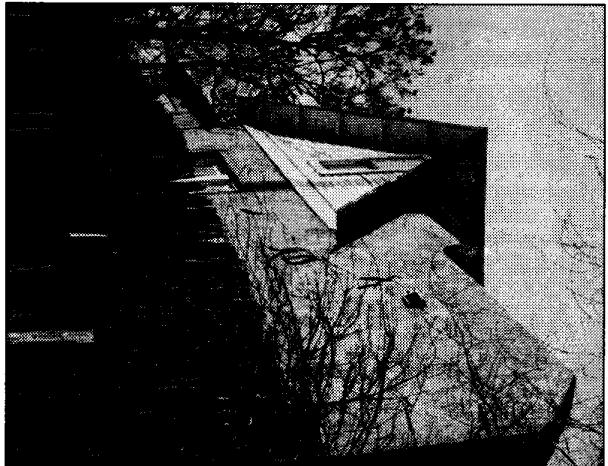
### **Programmed Construction Projects**

For a list of projects approved under the 1997 GO Bond Program in the community, please refer to the appendices section, Appendix E.

<b>KEY FINDINGS:</b>
• More than three quarters (78%) of the working population commute alone to work.
• Only 1% of the working population rides public transit.
• Traffic flow increases of 200-300%, registered between 1968 and 1991.

# Community Profile

## Housing



*Single-Family Housing in the North Valley*

Type	Units	Percentage
Single-family	14,320	74%
2 to 4 units	1,064	6%
5 to 9 units	256	1%
10+ units	753	4%
Mobile homes	2,595	13%
Other	340	2%

*Types of Housing in the North Valley*

Source: 1990 Census

**[Goal 1]** Enhance the basic social contract

by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.

**[Goal 4]** Achieve sustainable development and balance development and redevelopment, including infill development.

**[Goal 7]** Foster the expression and appreciation of Albuquerque's cultures.

Occupancy	Units	Percentage
Owner	12,907	67%
Renter	4,952	26%
Vacant	1,469	8%

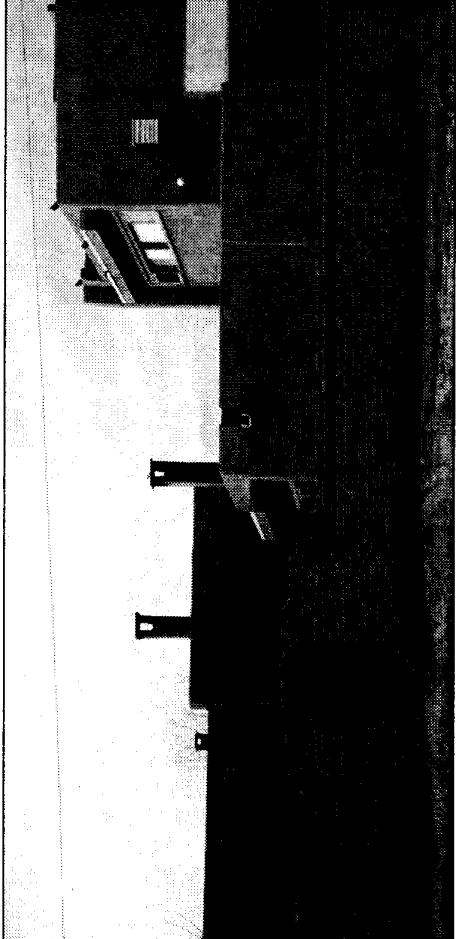
*Housing Characteristics in the North Valley*  
Source: 1990 Census

Housing in the North Valley is diverse in quality, style, size and price. Most of the housing in the North Valley, whether old or new, is built on land previously used for agriculture. Much of the housing hinders the views and the opportunity for preserving open space and semi-rural character. Cluster housing is an approach recommended in the North Valley Area Plan to consolidate housing on a portion of the developing land, offering the opportunity to leave open space in keeping with the area character.

In 1990, single family detached homes were the primary type of residence in the North Valley, representing 74% of the total housing units.

There are more than 2,500 mobile home/trailer units, which represents 13% of the housing stock in the valley and approximately 20% of all mobile homes in Bernalillo County. There are relatively few apartments a housing type seen as not compatible with the built environment in most of the valley.

One key issue for many residents is that North Valley natives cannot afford to buy a house in the neighborhood where they grew up (*Source: Consolidated HUD Plan, 1997*). This was confirmed at North Valley planning meetings in which participants identified "quality affordable housing" as one of the top priorities in the area.



*Townhome Housing in the North Valley*

Despite diversity, a shortage of affordable housing is evident in the North Valley, more so when considering that the household income in the valley is lower than income for the metropolitan area (*Source: North Valley Area Plan*).

Gentrification seems to be prevalent where old neighborhoods are ripe for rehabilitation. This has a double value: on the one hand it improves care for the community, on the other it poses a threat of displacement to "locals". A community where most of the residents are owners has better chance for stable community. In the North Valley, close to 70 % of the housing is owner-occupied, yet some areas may need a closer look to improve the situation resulting from a large share of absentee landlords.

In general, after a decline in the 1960's and 1970's, the housing stock has improved through

extensive rehabilitation and new construction (*Source: Consolidated HUD Plan, 1997*). However, according to the same study, the North Valley has the second highest (after Central Albuquerque) concentration of sub-standard housing compared with the other planning areas. Areas within the North Valley that particularly show a high concentration of sub-standard housing are north of Old Town in Los Duranes, West Old Town, Sawmill, and Wells Park. Clusters of run down housing are located along the Fourth and Twelfth Street corridors up to Griegos road.

The North Valley Area Plan points out that only 3% of the lower income households in the plan area (not including Sawmill and Wells Park) receive public housing assistance for

<b>Age (yrs.)</b>	<b>Units</b>	<b>Percentage</b>
< 1 year	257	1%
1 to 5 yrs.	1,746	9%
5 to 10 yrs.	1,877	10%
10 to 20 yrs.	3,382	17%
20 to 30 yrs.	3,079	16%
30 to 40 yrs.	3,800	20%
40 to 50 yrs.	3,060	16%
> 50 yrs.	2,272	12%

*Structure Age in the North Valley  
Source: 1990 Census*

which they are eligible and that among renters, large families pay the largest proportion of household income for rent and utilities. The HUD Plan anticipates that funding for housing in the area will be for rehabilitation and construction. Potentially, 66 homes will be rehabilitated. There are three mixed-income projects that will provide affordable housing: Los Jardines, the Sawmill neighborhood redevelopment project, and another that will include a total of 50 to 90 units. Half the units are planned as affordable to low and moderate income families.

The City's Housing Rehabilitation Program has been used successfully in the North Valley as a tool to stabilize neighborhoods. The City also has, through the Housing Code Division (*Source: Family and Community Services*), staff assigned exclusively to inspect substandard housing in

#### **Public Housing and Housing Assistance**

the North Valley. Neighborhood Housing Services, a private non-profit funded with CDBG funds, helps families in the Sawmill and Wells Park neighborhoods with minor repairs and overall improvement of the house.

### **Affordability**

The U.S. Department of Housing and Urban Development defines 30 percent of gross income as the base measure of housing affordability. Housing requiring more than 30 percent of income is considered unaffordable. In the North Valley, the average price of a house was \$164,871 in 1997 and \$168,448 during the first quarter in 1998. The lowest sale price for a house in the valley was \$99,000 while \$600,000 was the highest. The average sales price for a house in Albuquerque is \$145,000.

Various efforts are underway to achieve affordable, quality housing in the community various. Albuquerque Development Services (ADS) and the Sawmill Development Corporation (SDC) formed a partnership to develop 27 acres of land at the old Duke City Lumber site. The land was purchased by the City and sold to the neighborhood based non-profit corporation which is now in charge of developing the land. The master plan is in the approval process and an RFP has been advertised. The Sawmill organization is working toward infill and against gentrification by maintaining control of the housing prices through a 99-year lease mechanism. Another project launched by ADS is Los Jardines Townhomes

which will be built on an 8.5 acre site purchased with CDBG and UDAG funds. The goal to revitalize the neighborhood and provide affordable housing is hoped to be reached by making 51% of the total number of units affordable to low income families who are currently at 80% of Albuquerque's median income.



<b>KEY FINDINGS:</b>
• 74% of the valley housing is defined as single family. 13% is mobile/trailer home.
• There is a shortage of affordable housing in the North Valley.

# Community Profile

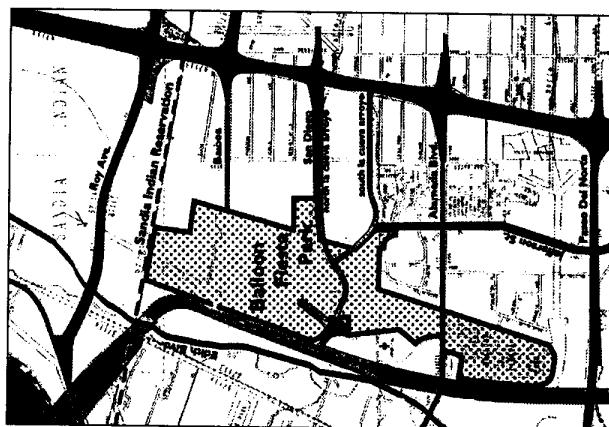
## Recreation

[ Goal 1 ] Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.
[ Goal 3 ] For infrastructure, equitably balance new construction, maintenance and repair.
[ Goal 7 ] Foster the expression and appreciation of Albuquerque's cultures.

adoption (completion expected in 1998). To date, a focused review and discussion of Parks, Open Space and Trail systems by community planning area has not been completed, however, some North Valley citizens have provided input at other community meetings.

### Inventory

The valley landscape is dominant in western parts of the community having strong ties to the Rio Grande. Agricultural land, large cottonwoods and the valley ditch system contribute to the "valley" character of this part of the community. Mature trees exist in all residential neighborhoods. South of I-40, the natural landscape along the river merges with the urban landscapes of La Plaza Vieja, or Old Town, and the central business district. Rio Grande and Edith Boulevards north of Osuna provide significant historic streetscapes, with recent streetscape improvements along a portion of Rio Grande seeking to reinforce the historic residential landscape along this corridor. The



Balloon Fiesta Park – the largest city-managed facility in the North Valley.

### Parks, Open Space and Trails

Two plans have been adopted which guide the development of trails and bicycle facilities in Albuquerque: the Trails & Bikeways Facility Plan and the Bikeways Master Plan. To guide the acquisition and development of Open Space, the Open Space Facility Plan is in the process of

predominant North I-25 landscape is Jefferson Boulevard through Journal Center, a streetscape characterized by extensive turf and trees, bus shelters and walking paths.

Parks in the North Valley Community include the currently developing 350 acre Albuquerque Balloon Fiesta park, which will eventually include an International Balloon Museum, numerous Little League and soccer fields, a community recreation center and potentially a private entertainment center. This regional facility, when completed, will be the City's largest multi-use facility. With 300+ acres, the park's goals include the facilitation of the International Balloon Fiesta, tournament and quality games, the implementation of water-use conservation strategies, the development of strong transportation links, the provision of a buffer between residential and industrial development, and the creation of a venue to celebrate local artistry and craftsmanship.

Existing parks of historic significance include Old Town Square, the City's first park developed in 1706, Coronado Park in downtown

Albuquerque and Columbus Park. Additional recreational opportunities exist along the Rio Grande Valley State Park. Four of the Area parks serve as Joint Use facilities in conjunction with Albuquerque Public Schools. The valley ditch system provides an extensive network of pedestrian and equestrian trails. The Rio Grande Nature Center, managed by the State, is another major attraction offering space to relax, watch and learn. Together with the City managed Aquatic Park and the Balloon Fiesta Park, the North Valley Community has opportunities for recreation that have been planned and designed to serve local and regional needs.

The North Valley Community Planning Area contains:

**15 Neighborhood Parks:** Of the 46 acres of neighborhood parks, 45 acres are developed and individual park sizes range from less than 1 to 8 acres. Facilities found in Neighborhood Parks include: 13 play areas, 2 game fields, 4 lit tennis courts, 2 full basketball courts, 6 half basketball courts, 1 community center

**5 Community Parks:** All 24 acres of community parks are developed and sizes range from less than 1 to 7 acres. Facilities found in Community Parks include: 1 play area, 2 game fields, 6 unlit tennis courts, 1 half basketball court, 1 community center, 1 indoor swimming pool

**1 Regional Park (Balloon Fiesta Park):** All 349 acres of Regional Park are in the planning stages.

**4 Open Space facilities:** Rio Grande Valley State Park, Alameda/Rio Grande Open Space, Anderson Field, Candelaria Farm

**Trails:** North Diversion Channel Paseo del

## Bosque Paseo del Norte North Trail

**Public Art:** "Solar Arc," 4H Park "Tree II," Columbus Park, Pedestrian Overlook Structures and "Bosque Sunset," Montaño Bridge, "La Entrada al Futuro," Rio Grande at Zearing NW, "Toad," "Dragonfly," "Spring Fever," "Silente Paisano," "Jack Rabbit," and "Lizards," & "Bats," Rio Grande Nature Center.

### **Current and Upcoming Projects**

Projects recently completed, currently in progress, or recently funded in the North Valley Community Planning Area include: Balloon Fiesta Park, Dulcinea Park Phase II, Krogh Renovation, Los Duranes Community Center, Los Tomases Phase I, Old North Valley Community Center, Wells Park Community Center, Goodrich Park Renovation, Columbus Park, and Graves Park.

### **Open Space and Trails**

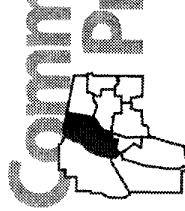
A very important resource in the valley are the miles and miles of right of way along the ditches and the open space and fields which help maintain the Valley's rural character. Recently added to the inventory of city Open Space facilities is Anderson Field. The City Open Space Division is in charge of managing the property and will turn it into an active agricultural field, similar to the one operating at Candelaria Farm.

Although not formally considered part of the Open Space system, miles of irrigation ditches form a trail network used by thousands of people in the area. Suggestions in studies and at various public meetings have been made about turning

the ditch rights of way into trails in order to provide legitimate public access for recreational purposes. The irrigation network also contributes to the underground water recharge and a sense of community, therefore there is interest in preserving and maintaining this resource. Preservation of the ditches, however, is contingent upon coordination between various stakeholders. The ditches are currently under the Middle Rio Grande Conservancy District's jurisdiction, and although some people consider them dangerous, especially for children, the City has an interest in preserving and maintaining the ditches for irrigation and recreational purposes. (See the Transportation section for a discussion of Commuter Trails.)

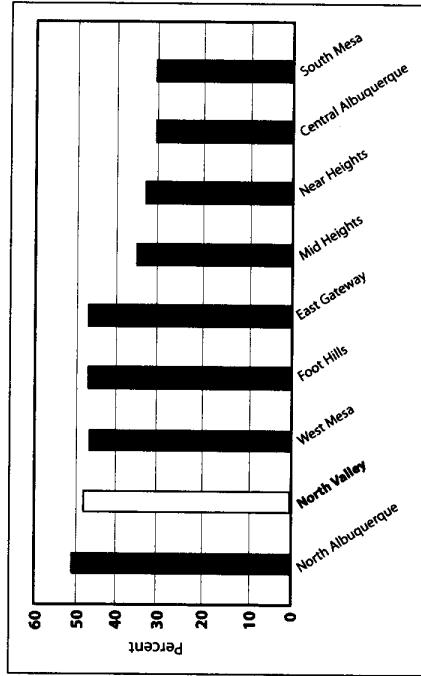
### **Next Steps in Park, Open Space and Trail Planning**

Currently in progress is the development of a Public Information Document describing existing park, open space and trail facilities by individual Community Planning Areas. The document also includes general information about the park, open space and trail development processes in the City of Albuquerque and related issues including general cost information and typical funding sources. Upon completion of this document, a more detailed planning process will proceed with each community planning area. Meetings will be held with individual community planning partnerships to gather public input about existing park, open space and trail facilities as well as to determine future needs within each area. □



## Community Profile

### Crime and Safety



Residents who feel "very safe" in their neighborhoods

The North Valley Community Planning Partnership identified areas with a high incidence of crime and which concur with Albuquerque Police Department records. Crime against property occurs almost anywhere in the valley, while crimes against individuals tend to be concentrated in the south and of the planning area, in areas closer to Downtown. (Crime map in the NV). Intense illegal activity reported to police involves motels and trailer courts on Central Avenue.

Residents of the North Valley Community would like to see more control and police surveillance paralleling ALBUQUERQUE POLICE DEPARTMENT's objective to reduce the incidence of crime. The Albuquerque Police Department is actively working on a proactive approach through Community Policing which is intended to build relationships between the community and the police officer assigned to an area. If the program is successful, the fear of crime should decrease. Currently, about fifty percent of North Valley residents fear crime.

- [ Goal 1 ] Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.
- [ Goal 2 ] Improve public safety services.

(Source: *Neighborhood News, November, 1997*). That is a high proportion, and there is a lot of territory to cover in the planning area. Other techniques and initiatives that the Police Department sponsors and supports, such as neighborhood watch, also involve residents in keeping an eye on the streets.

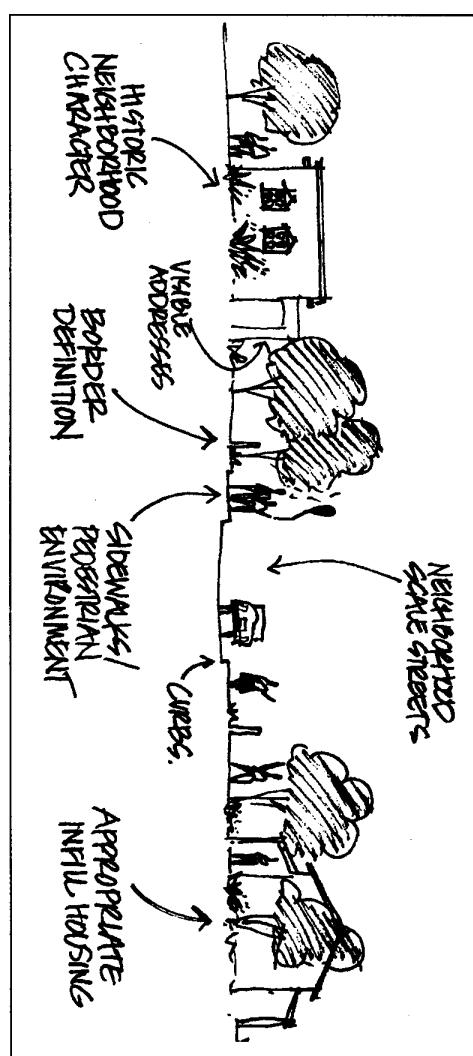
In the valley, certain area character conditions are viewed as conducive to crime: inadequate street lighting, the network of ditches, and unsupervised open space. At planning meetings, people agreed that lighting is not an issue when preservation of area character comes first. However, they prefer to see cul de sacs properly lighted. Irrigation ditches, say some area residents, are escape routes for vandals, and they would prefer to see them closed. Increased rental housing in the area tends to change the cohesiveness in the neighborhood. Police confirm increased drug dealing activity on properties with absentee landlords. Also, although not labeled as crimes, litter and graffiti tend to be associated with violence and juvenile delinquency.

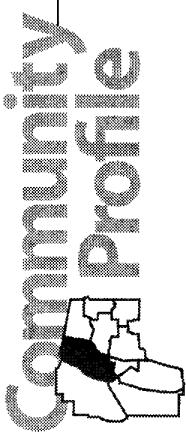
**Crime Prevention Through Environmental Design (CPTED)** is currently used by the City as an effective approach to reducing the opportunity for crime. The CPTED approach includes street design, traffic control and design changes to other public properties such as parks and schools. The CPTED approach is based on the notion that providing clear definition of public and private spaces, clearly marking transitional zones, placing safe activities in unsafe zones and increasing the perception of natural surveillance will stop or decrease the incidence of crime.

**Parks and the community.**

In the North Valley, CPTED is being implemented in two neighborhoods: Los Duranes and West Old Town. The first part of the program has been to install speed humps as part of a traffic management approach to slow traffic and deter cutting through. Other actions, including street improvement and signalization, require further funding and involvement from other City Departments.

A Police mini sub-station is proposed in the southern portion of the North Valley close to Downtown and Old Town. The Community Planning Partnership values this proposal but a final decision is contingent upon the availability of funding and an adequate location. □

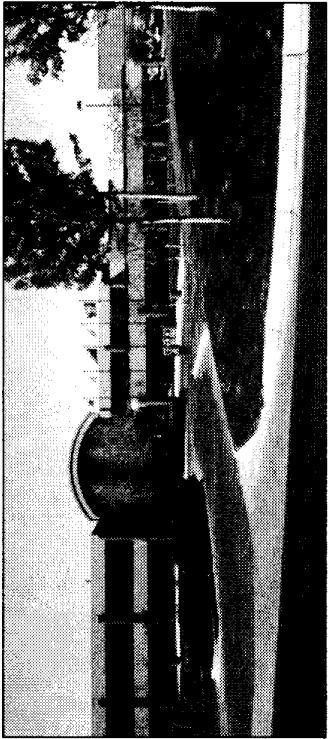




## Commercial Revitalization, Business, and Job Development

[ Goal 3 ] For infrastructure, equitably balance new construction, maintenance and repair.

[ Goal 6 ] Adopt and pursue implementation of an economic revitalization strategy.



Large employment center off of N/25 corridor - Journal Center

Type	Acreage
Commercial Retail	399 acres
Commercial Services	869 acres
Wholesale & Warehousing	444 acres
Industrial & Manufg.	1,891 acres
<b>Total</b>	<b>3,603 acres</b>

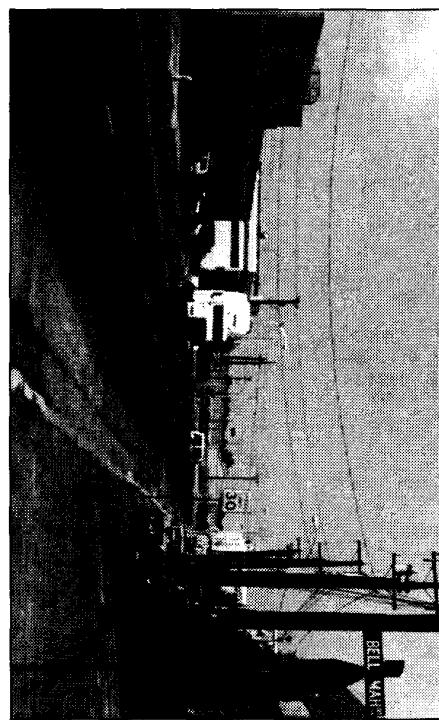
Commercial Land Use  
Source: AGIS 1997

### Economic Base

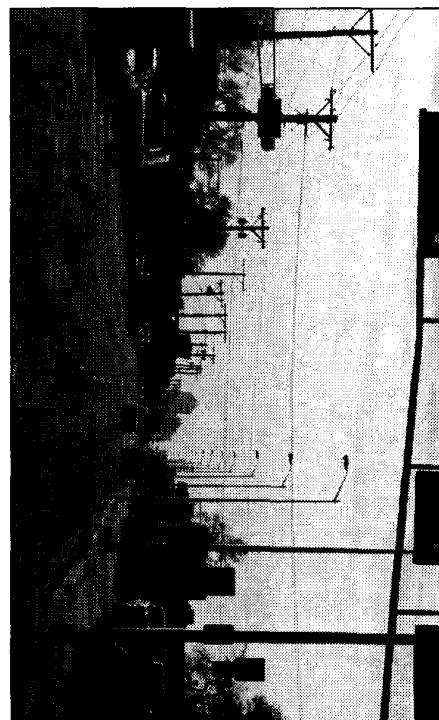
Commercial, warehousing and manufacturing activity in the North Valley Community is concentrated in the Sawmill and Wells Park neighborhoods, east of Rio Grande Boulevard, north of Downtown along Fourth Street and Second Street, and along the mesa edge west of North I-25. Although these are the primary employment location in the North Valley, they are not necessarily the job opportunity locations for area residents.

Type of Employment  
Source: 1990 Census  
T.C.U. = Transportation, Communications, and Public Utilities  
F.I.R.E. = Finance, Insurance, and Real Estate

tourist attractions are located near Old Town. North Fourth Street has a high concentration of commercial retail and service from Downtown to Ranchitos Road. North of Ranchitos road, the valley is primarily residential. Commercial services line North Second Street south of I-40 and north to Menaul Boulevard. From Menaul northward, mixed uses along Second Street include housing west of the Alameda Drain and commercial uses along the east side of the corridor. The far north-eastern portion of the North Valley has industrial, warehousing and commercial development (along Edith Boulevard and continuing north on either side of the North Diversion Channel). The Renaissance Center,



*Small-scale industry manufacturer on 12th Street.*



*Fourth Street and Griegos intersection looking South.*

within the North I-25 commercial employment district, contains large scale retail and corporate businesses serving regional markets.

Commercial and industrial uses in the North Valley total 3,603 acres, or 21% of the planning area\* (Source: *Generalized Land Use Map*, AGIS, 1996).

#### ***Area Decline and Opportunity***

In contrast to the commercial success of the Renaissance Center area, traditional neighborhood commercial nodes and corridors are experiencing decline. This is evident on Fourth Street between Downtown and Griegos Road. Boarded-up buildings and used car lots set the tone of the streetscape. Neighborhoods abutting these areas and businesses feel their identity is threatened; lacking the opportunity to walk to

daily shopping needs illustrates the changing character of the community. Traffic congestion, noise, and test driving generated by used car lots add up to the changing dynamics in the neighborhood. Planning Partnership meetings in the North Valley heard concerns over increased traffic and the expanse of asphalt for parking lots. Residents in neighborhoods located between Second and Fourth Streets expressed their feelings about being stranded between these two congested corridors and the loss of connection with the rest of the community.

Commercial uses trends affecting the community had been identified in the North Valley Area Plan. County Special Use Permits may become permanent uses, Second Street will continue to develop as an auto-oriented corridor and commercial development will be lead by auto-oriented businesses. Fourth Street will con-

<b>Sector</b>	<b>Pop.</b>	<b>Percentage</b>
Civilian	22,232	63%
Armed Forces	63	0%
Not in Labor Force	13,196	37%

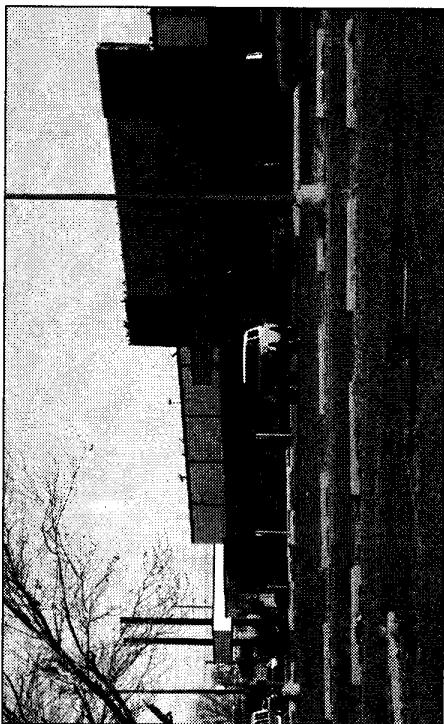
*Employment Status (16 yrs. and over)*  
Source: 1990 Census

<b>Sector</b>	<b>Pop.</b>	<b>Percentage</b>
Employed	22,232	93%
Unemployed	1,701	7%

*Civilian Labor Force*  
Source: 1990 Census

<b>Sector</b>	<b>Pop.</b>	<b>Percentage</b>
Private/Profit	14,955	67%
Private/Non-Profit	1,234	6%
Local Gov't.	1,751	8%
State Gov't.	1,266	6%
Federal Gov't.	1,106	5%
Self-employed	1,838	8%
Unpaid family	82	0%
<b>Total</b>	<b>22,232</b>	<b>100%</b>

Workforce Classification      Source: 1990 Census



Fourth Street and Menaul K-Mart – former site.

inue to experience dilapidation of buildings and neighborhoods will become separated from local shopping still remains. There were thirty-seven acres of vacant commercial parcels and abandoned or vacant structures identified at the time the Area Plan was prepared (*Source: North Valley Area Plan, 1993*). As large scale shopping opportunities elsewhere continue to develop and attract North Valley consumers, older structures may continue to deteriorate.

#### **Employment**

In the North Valley, the working age population (16 years and over) totals 35,491 individuals, or 72% of the population in the planning area (*Source: 1990 Census*). Of the working age pop-

ulation, about 65% are currently active in the labor force and 7% are unemployed. Compared with other planning areas, the North Valley unemployment rate is considered mid-range; Central Albuquerque has the highest unemployment in the city. An indicator of needs in the planning area is the unemployment rate. The City Department of Family and Community Services manages a program to provide job training opportunities throughout the city. Outreach in the North Valley is important to mitigate unemployment. Support programs for high school completion and GED would help improve access to jobs and the economic situation of a number of families in the valley.

#### **Economic Revitalization**

Revitalizing Fourth Street is a concern and priority for most in the valley. Revitalization efforts do not always turn out the way people envision; business development programs including financial aid and technical support are required. Job training and a marketing strategy necessary for fourth Street revitalization.

Formalizing private sector participation in a revitalization strategy would increase the viability and working opportunities within the planning area. The Planning Partnership needs more members representing the business sector. The Five Year Action Plan from HUD, allocated \$1,400,000 under Public Facilities/Economic Development for streetscape design and con-

struction on North Fourth Street. City wide, Economic Development \$2,336,000 is allocated for Job Training, Neighborhood Business Assistance, and Economic Development Planning (*Source: HUD Consolidated Plan*). The Sawmill area proposes a revitalization strategy respecting the historical employment characteristics of the area, retains the existing manufacturing and employment generating activities, and calls for a public/private partnership for job training and job placement (Sawmill Revitalization Strategy, Community Economic Development).

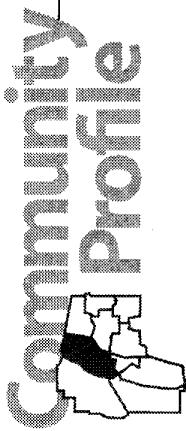
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Fourth Street revitalization and other areas of the valley could benefit from the Sawmill experience in using the HUD resources. The North Valley Area Plan has policy reflecting the people's concern about economic decline in the community; further involvement and broader participation would help to achieve the best results. The following are recommendations from the North Valley Area Plan to guide neighborhood and community oriented commercial development in the valley:

- Needs to be neighborhood oriented;
- Provide access to pedestrians and bicycles;
- Small scale (Village Center);
- Revitalize existing small scale business;
- Maintain/enhance mixed commercial/residential along 4th Street;
- Remove/reduce incentives reliance on the automobile for neighborhood shopping; and
- Maintain North I-25 area for large scale retail and industrial.

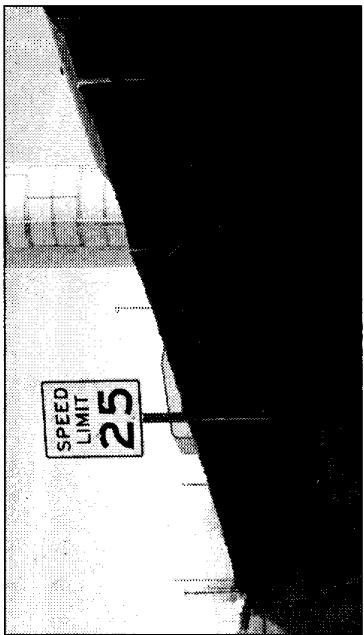
**KEY FINDINGS:**

- There are 37 acres of parcels zoned commercial either vacant or abandoned that potentially could be developed or re-developed.
- 72% of the population in the North Valley Community is in the working ages, 65% are active in the labor force and 7% are unemployed.
- Neighborhood disruption is experienced in areas abutting the 4th street corridor due to the economic decline in that area.

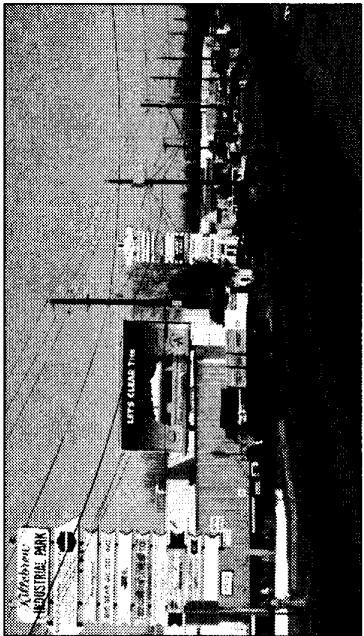


## Community Environmental Protection and Resource Conservation

- [ Goal 4] Achieve sustainable development, and balance development and redevelopment, including infill development.
- [ Goal 5] Increase environmental protection and resource conservation.



*Industry and residential uses coexist in the North Valley.  
Carlton just North of Griegos.*



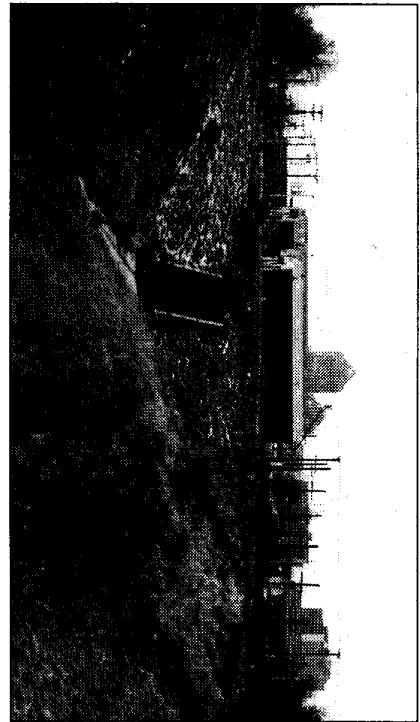
*Industrial and commercial uses develop fast in the North Valley.  
Edith Blvd, just North of Candelaria.*

### Air Quality

The North Valley as part of the Rio Grande Valley could be considered the lungs of the city. Open space, the Bosque and remaining agriculture fields offer the opportunity to clean and revitalize our air. There are, however, nodes that contribute to pollution of the air, the soil, and water. Areas with more concentration of commercial and industrial uses show higher levels of pollution (see description of these areas in commercial, business, and job development).

Air monitoring on Second Street records the highest levels of particulate matter in Albuquerque, and usually high levels of ozone. Pollution is high in areas abutting major intersections like Jefferson and Osuna; Jefferson and Paseo del Norte is considered among the most congested in the city. Particulate matter becomes a problem anytime there are high winds contributing to blowing dust from exposed areas and dried mud washed onto roadways by snow and rainfall. (Source: *Environmental Health Department, Air Quality Division*).

An increase of 200% and more in the traffic flow on some North Valley roads was experienced between 1968 and 1991. Air problems result from the inability to serve the increased demand on the valley roadway network. To avoid dense carbon monoxide volumes, traffic congestion on specific portions segments of the network needs to be controlled (Source: *North Valley Area Plan*).



City of Albuquerque facility – Manual detention basin.



Alameda drain as it passes through southwest Old Town.

### **Water and Resource Conservation**

An area affected by multiple types of pollution is Sawmill/Wells Park, in the southern end of the community. Because of its location near I-40 and other major streets, and existing industrial and commercial businesses, this area has endured air quality problems, groundwater and soil contamination, noise and odors for a long time (*Source: Sawmill/Wells Park Sector Plan*). The problems have been especially noticeable in areas where industrial uses abut residential uses. These concerns were somewhat addressed in the Sawmill/Wells Park Sector Plan. Strategies include cleaning existing contamination and preventing future environmental problems.

### **Visual Pollution**

One of the most important elements of the North Valley's character is its visual appearance and views. Residents and people linked to the valley are aware of that quality and wish to preserve it. They follow zoning and land use issues closely to assure preservation and harmonious development in the valley. The planning process for the Balloon Fiesta Park identified the need for developing a Design Overlay Zone (DOZ) along the Alameda corridor through the city and county to regulate development along that road. The DOZ was approved in early 1998, by the City and County. In a related effort, the North I-25 Sector Plan was amended late in 1997 to prohibit additional billboards along Alameda Boulevard from I-25 to the Albuquerque Drain.

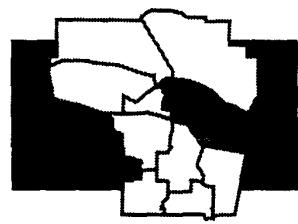
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#### **KEY FINDINGS:**

- Most major intersections at Second Street present high levels of CO and other particulate matter.
- New development and redevelopment attracting more traffic, congestion may pose an extra burden to the environmental condition of the valley.
- Environmental cleaning alone doesn't do the job if not supported with land use buffering.
- Land Use stabilization and compatibility may improve environmental conditions priority.

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**Summary of  
Partnership Issues**



# Summary of Partnership Issues

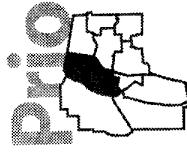
- Summary of North Valley Community issues presented and discussed at the partnership meetings:**
- Speeding – 4th Street., Griegos Road, 12th Street, Rio Grande Blvd.
  - Bus routes
  - Decline on 4th Street
  - Increased property tax push out elderly & low income
  - Thru traffic
  - Maintain North Point Apts.
  - Increased density
  - Valle del Norte Community Center, what is the status?
  - Maintain charm, rural ambience
  - Historic restoration
  - Neighborhood began developing in 1930's/golf course/agriculture accessible
  - Neighborhood Organization: partial participation, few permanent residents. More transients
  - Small Neighborhood Association
  - New comers/no integration
  - Traffic
  - Trucks/stops near the freeway originate runoff pollution after rain
  - Enforcement (regulations on grease traps)
  - Water conservation
  - Police used to drive-through the neighborhood, don't see them anymore
  - Drive up liquor sales (drunken driving)
  - Vacant Properties/Weed/Litter
  - Zoning Inspection – enforcement
- 
- jurisdiction: contact Ray Chavez (TEO)
  - County jurisdiction, for enforcement contact Sheriff J. Bawdich & Martin Garcia (Commissioner Sanchez)
  - Residents are responsible for our own streets
  - Water
  - Utilities
  - Lack of interest from some residents
  - Manufacturing area, factories – one to the south-
  - Night operations disrupt the neighbors with noise and lights
  - Building shanties (county)
  - Propose new legislation to speed the process.
  - There is one enforcement officer for the North Valley
  - Zoning: land sub-divisions (illegal)
  - Hispanic tradition
  - No teeth-legislation/county and ordinances
  - No enforcement about zoning regulations
  - contractor's yard in a residential area
  - Taxes: hit hard by with in area of city.
  - Assessment – issue/need to be realistic.
  - Crime
  - Divided neighborhood
  - Jurisdiction of crime is a problem
  - Old Indian School site proposed development
-

<ul style="list-style-type: none"> <li>North of Edith – Highest concentration of historic homes.</li> <li>County, no investment on historic preservation on Edith.</li> <li>Large area, difficult to have a feeling of cohesiveness.</li> <li>Zoning: people move in and set up shop illegally</li> <li>Zone changes ( 2 cases)</li> <li>There is no “Village Center”</li> <li>Too spread out - on the edge of valley</li> <li>History: dairies and agriculture in the past, turned into vacant land in the present</li> <li>Bad zoning decisions</li> <li>Generating more housing area and contractors yards</li> <li>Major changes in character</li> </ul>	<ul style="list-style-type: none"> <li>Infill. Want to work in a positive way with proposed developments (but not necessarily pre-development)</li> <li>Communication among constituency... among NV associations</li> <li>Environmental issues: water and ditch use, bike/run/horse trails</li> <li>Attend and keep informed on City issues</li> <li>Inadequate Senior Citizen's Center</li> <li>Alley ways are not closed</li> <li>No street beautification in our neighborhood</li> <li>Decrease in Police patrols</li> <li>No bike paths</li> <li>Nuclear waste soon to pass through on I-40</li> <li>City gave St. Martin's zoning exemption</li> </ul>	<p><b>Construction on I-40:</b> State Highway Department staff member, Ted Harris, briefed about construction progress and scheduling for the I-40 project. Ted Harris remarked their effort in keeping the work within schedule and keeping the affected areas informed of the alternate routes for access.</p> <p>Number of exits between Coors &amp; I-25 during construction have been minimized in number, it makes difficult for businesses in the area. One off ramp exit is habitatated, East bound @ Rio Grande.</p> <p>Businesses on I-40 @ 4th are affected and concerned that the construction, even if within schedule, may determine closing some businesses. Firestone truck-tires is experiencing big loss, trucks traveling West to East direction can't access facility and have to buy somewhere else. They have contracts with trucking companies. Ted Harris mentioned that construction will take another six to seven months.</p>
<p><b>Crime Activity on Columbus Park:</b></p> <p>Albuquerque Police Department officers MK Brown and Didi Sedillos reported on the latest problems detected at the park.</p> <p>Illegal activities known since the 1970's: drugs and drinking. Most problems occur on the South side of the park, along the road leading to the back.</p> <p>Police Department and Parks started a pilot project with analysis of the problem. Problem solving action will focus on area within and around the park. Area residents unaware of Neighborhood Watch in their neighborhood</p> <p><b>Old Indian School Site:</b> The All Indian Pueblo Federal Development Corporation (AIPFDC) Director, also a member of the North Valley Planning Partnership, presented the highlights of the proposed development and the way they were working with the neighborhoods near by and with the City in order to accomplish the best results.</p>		

- Reservation status
- Federal Corp created
- 19 pueblo tribes own piece of land
- sub-lease without federal action
- work with city to provide services
- EA; minimum development vs maximum development
- Development amenable with community
- Phase I {Indian school – 12 St. office 100k+sq.ft}
- 300k sq. Ft federal facility (needs exception from city) to be financed and built by GSA
- Phase II {Hotel 250 room/financed privately
- Other buildings could include Museum Complex + Shop Cafe, Indian Pueblo Artist
- Amphitheater and retail
- Soccer complex to be leased to City, already financed through (1/4 cent tax)

- At the meetings, representatives were also invited to share their neighborhood strengths and opportunities.*
- Desirable Locale
  - Access to the Greater Community
  - Historical District
  - Cultural Diversity
  - Friendly – Quasi Rural
  - Neighborhood consisting of
- Neighborhood representatives that participated:*
- Bill Cannon, Near North Valley/ Old Indian School
  - Dan Butcher, Stronghurst
  - Rob Amsden, Sun North Estates
  - Jeffrey Munoz/David Casias, Wells Park
  - Lanny Tanning, West Old Town
  - Shannon Jackson, Wildflower Area
  - Hank Thierry, Alameda Alliance

# Priority Issues



The North Valley Planning Partnership relied on neighborhood presentations to find out the needs and accomplishments throughout the planning area. Neighborhood presentations included an analysis of the strengths, weaknesses, opportunities and threats of each community. The issues were clustered, named and then prioritized by the Partnership. Seven general subjects of concern were identified and two out of the three top subjects: Zoning and Land Use, and Crime and Law Enforcement, started activities to meet the community's needs right away. Traffic and Transportation, and Historic Preservation are areas in which the Partnership would like to work next. A list of the issues presented at the Planning Partnership meetings can be seen at the end of this section.

The seven top priority subjects of concern in the North Valley Community, as identified and named by the Planning Partnership, are:

- Zoning and Land Use
- Traffic, Transportation and Safety
- Crime and Law Enforcement
- Cultural and Historic Preservation
- Environmental Pollution
- Neighborhood Development
- Youth Concerns
- Incompatible zone changes
- Run-down trailer parks
- Unkempt vacant land
- Abandoned and disabled vehicles
- Package liquor sales
- Adult entertainment
- Night operations (manufacturing and delivery)

The following addresses each subject and presents the issues considered most pressing within each.

## **Zoning and Land Use**

North Valley residents' most critical concerns spin around land use and zoning enforcement. Preserving the area character and identity is one good reason to ask for more control and a close watch on problems that affect the community. Issues consistently heard from neighborhood representatives across the valley are:

- Low-end rentals and sub-standard housing

- Extraterritorial jurisdiction (and problems on Village and County property)

North Valley residents feel more vulnerable to these issues in areas abutting different jurisdictions (the County). There are uses that, even though may be allowed, represent a nuisance to nearby residential and/or commercial areas because of a lack of compatibility among them. Consistency in land use and coordination in enforcing zoning regulations with emphasis on extraterritorial areas has been requested by the Partnership.

The Planning Partnership request generated a review of the process for enforcing regulations. Top management from Planning, Family and Community Services and Police discussed alternatives leading to a coordinated effort and consolidating action and procedures. The enforcing agencies agreed that: the Housing Code Division be organizationally moved from the Department of Family and Community Services to the Planning Department to provide for coordinated code enforcement regardless of the code in violation. The reorganized code team will involve the Albuquerque Police Department's Code Team when it is necessary. In addition to the reorganization phase, an automated case tracking and reporting system is in the list of strategies which will help avoid duplicating efforts and expedite response. Also, a single code enforcement "Hot Line" is being established for the convenience of the public in accessing services.

North Valley residents feel more vulnerable to these issues in areas abutting different jurisdictions (the County). There are uses that, even though may be allowed, represent a nuisance to nearby residential and/or commercial areas because of a lack of compatibility among them. Consistency in land use and coordination in enforcing zoning regulations with emphasis on extraterritorial areas has been requested by the Partnership.

The Planning Partnership request generated a review of the process for enforcing regulations. Top management from Planning, Family and Community Services and Police discussed alternatives leading to a coordinated effort and consolidating action and procedures. The enforcing agencies agreed that: the Housing Code Division be organizationally moved from the Department of Family and Community Services to the Planning Department to provide for coordinated code enforcement regardless of the code in violation. The reorganized code team will involve the Albuquerque Police Department's Code Team when it is necessary. In addition to the reorganization phase, an automated case tracking and reporting system is in the list of strategies which will help avoid duplicating efforts and expedite response. Also, a single code enforcement "Hot Line" is being established for the convenience of the public in accessing services.

**Findings and Recommendations:**

- Continue to enforce and follow up on North Valley Area Plan policy to maintain the area character and identity, to support quality commercial development and redevelopment in the area's already established commercial zones.
- Develop a schedule to hold neighborhood clean-up days once or twice a year throughout the planning area. The schedule should be developed jointly by neighborhood associations, the City Solid Waste Department and the Office of Neighborhood Coordination
- Establish a communication mechanism to follow up on enforcement actions in extraterritorial areas. Evaluate the range of action of the code enforcement Hot Line to determine inclusion of calls regarding police involvement. For the automated case tracking and reporting system, design a format that would allow to follow up on cases whether they are in the County or in the City.
- Evaluate the impact from night operations on neighborhoods and identify areas already disturbed and at risk. Initiate a sensitive areas program to design working schedules and routes to minimize the impact on neighborhoods and the impact on the business' economy.
- Develop an educational package to inform residents of financial mechanisms, whether private or public, to improve house conditions. Evaluate areas in the valley in most need for rehabilitation. Include neighborhood associations, Code Enforcement and Office of Neighborhood Coordination.
- Implement a Zoning/Housing Code Enforcement Case Tracking and Reporting System.

**Project: Zoning enforcement tracking and reporting system**

**Background:** Increased demand for zoning enforcement make it necessary to improve the delivery of services from the Zoning Division. Automation of case reporting and follow-up is needed. It is currently done by hand, a task that is time consuming. Agencies having code enforcement responsibility met a number of times to discuss the issues and devise solutions. One part of a solution seems to be to set up a stand-alone, special purpose, automated data base management software system which will allow logging, tracking and reporting the status of code enforcement complaints.

**Goals:** The automated system will help speed up the action on processing code enforcement complaints

- Free-up time for the inspectors to actually do inspection work as opposed to sharing time between inspections and writing reports
- Facilitate tracking cases as complaints are received, and reporting status of a case

**Scope:**

- Purchase the software license package

- Install a separate, standalone, server for code enforcement

- Package installation and routing
- Provide a half time service technician
- Provide training to staff

**Cost Items:**

- Microsoft Office Package. 16 staff members already have the hardware.

- Server
- Training

### **Traffic, Transportation and Safety**

In the past, one strong valley characteristic was the ability to walk to a variety of activity centers. Today, North Valley residents consider their ability to do things independently from a motorized mode of transportation threatened by development and street improvement that enhances vehicular circulation. Ultimately, traffic and transportation issues in the valley have a direct impact on the area's character and indent. The Community Planning Partnership identified the following issues consistently affecting the planning area:

- Heavy and truck traffic on streets with large residential stock (Edith Blvd., Twelfth, Second Street)
- Traffic control lights needed on heavily traveled streets (Rio Grande Blvd., Fourth, Twelfth)
- Traffic on Griegos Road (Griegos Historic District, Rio Grande Blvd. to Fourth Street)
- Deficient pedestrian facilities
- Cut-through traffic
- Traffic on Central near the Aquatic Park and abutting streets
- Speeding

Edith Boulevard, one of the valley's cultural/historic assets, was once the major route north-south along the river (Before it was Edith, it was Bernallillo Road, before that El Camino Real de Tierra Adentro and the Chihuahua Trail). Today, the area remains primarily agricultural and residential north of Osuna Road and mixed residential-industrial south of Osuna. The traffic

generated by intense uses in the area endanger the historic character of the corridor. Residents from that area are concerned with speed and weight structural impacts and a proposed widening project which would further impact historic structures. Aware of this situation, Historic Preservation staff and Community Planner from the City Planning Department and County Public Works visited the site and discussed the possibility of meandering the roadway to isolate threatened structures, in the case of a widening construction project. The County has interest and seems amenable to working with the City in a preservation effort on this corridor.

Cultural and historic preservation concerns were also presented to a technical team working on the Second Street North Transportation Corridor Study. Community Planning and Historic Preservation planners brought up to the technical team the importance of including in the study a review of the cultural resources on this corridor and the concern of residents from neighborhoods located between Second and Fourth Streets about noise and air pollution. The same neighborhoods are interested to see projects like the Second Street Corridor Study enhancing its connection to the rest of the city rather than increasing the separation from the city.

Accommodating pedestrians in a safe and efficient manner was identified by the partnership as one priority component in any street improvement project. In the North Valley, two projects currently in final planning phases do emphasize pedestrian movement. The Central Avenue Design Overlay Zone (8th Street to Rio Grande) includes among its goals: encouraging pedestrian use of the street by promoting land uses conducive to pedestrians and the use of

alternative transportation modes. Secondly, the Mountain Road-Twelfth Street Streetscape Project includes sidewalks, landscape and bike lanes on Mountain and a continuous walking path on 12th from Mountain to I-40.

Capital Implementation Program (CIP) funding was obtained to install traffic control lights in two Fourth Street locations: Mildred (in the vicinity of the Church of St. Theresa) and Delamar, and one traffic light on Rio Grande Blvd. south of I-40. The latter is called for in the Sawmill/Wells Park Sector Development Plan. Public Works Traffic Engineering Operations is the agency charged with evaluating and implementing traffic control in the city. Particularly the traffic light on Rio Grande requires further evaluation and analysis to meet future needs and repeated neighborhood requests.

### **Findings and Recommendations:**

- Speeding is frequent along commercial corridors such as Fourth Street, Rio Grande Boulevard and Second Street. Regional amenities such as Balloon Fiesta Park, Aquatic Park, and the Old Town area attract thousands of visitors increasing the traffic circulation and the potential to disturb abutting neighborhoods. Regional commercial facilities like along the North I-25 corridor also add to traffic concerns in the planning area. Response to issues under traffic and transportation may not be possible to find in isolation within the planning area, rather, they may involve a comprehensive analysis involving adjacent planning areas. Traffic and transportation issues solutions tend to be long term approaches entailing large public investment. Community Planning, aware of the range and

complexity of the problems, recommends the following to encourage evaluation and direction for future solutions.

- Develop the Village Center concept in several North Valley locations. The Village Center concept is addressed in the North Valley Area Plan which recommends establishing a Design Overlay Zone to ensure land use appropriateness and compatibility. Coordinate with Transit, Public Works Transportation Design and Traffic Engineering for planning, design and implementation.
- Support completion of the North Valley Village Center located at the intersection of Twelfth Street and Candelaria. The implementation of this project needs to be looked

at as a pilot experienced to be used in future implementation of the village center concept.

- The North Valley Village Center Streetscape, funded through 1995 GO Bonds, started partial implementation in 1997. Coordinated work between Community Planning and Public Works Traffic Engineering and Operations allowed the City to link resurfacing of Candelaria west of Twelfth with sidewalk and accessibility improvements within the Village Center guidelines provided in the North Valley Area Plan. Further implementation steps are programmed. Construction is expected to start in late Winter or Spring 1998.

<b>Project: Park and Shuttle Facility</b>	<b>Scope:</b>	<b>Cost Items:</b>
<p><b>Background:</b> The Downtown Center City Transportation Study recommends a parking facility to serve the growing demand for parking in the Downtown/Old Town area. The facility would include shuttle service to reduce traffic congestion and multiple trips to the business district and tourist attractions.</p> <p><b>Goals:</b></p> <ul style="list-style-type: none"> <li>• Provide alternative vehicular parking for Museums, Old Town and Aquatic Park visitors</li> </ul>	<ul style="list-style-type: none"> <li>• Provide alternative, better parking opportunities for industries, businesses downtown</li> <li>• To promote preserving the small lot-scale industrial development, that fits well in the area, which does not require off-street parking</li> <li>• Support other plan goals such as unobtrusive shared parking, parking located behind businesses or taking little street frontage.</li> </ul>	<p><b>Scope:</b></p> <ul style="list-style-type: none"> <li>• Evaluate the need and financial feasibility of implementing such a facility</li> <li>• Identify potential locations for parking facility, possible shuttle routes and stops</li> <li>• Conduct site impact analysis, traffic impact, air quality impact, transit access</li> <li>• Upon evaluation, narrow down to two possible sites</li> <li>• Acquire site and develop as a parking lot and shuttle station</li> </ul> <p><b>Cost Items:</b></p> <ul style="list-style-type: none"> <li>• Traffic impact analysis (already part of another project within the Sector Plan area which is funded but has not been done yet)</li> <li>• Site acquisition.</li> <li>• Parking lot development (including site preparation, paving, striping and landscaping).</li> </ul>

- Start evaluation to improve pedestrian activity on Rio Grande Blvd as well as improving the aesthetics of the segment between I-40 and Mountain Road. Community Planning is concerned that a traffic light alone will not have the desired impact unless implemented together with a streetscape and pedestrian improvements component. Planning for this project should include the community representatives from that area and Public Works Transportation Design and Traffic Engineering. Following is the proposal for the Rio Grande Blvd project:

<p><b>Project: Rio Grande Blvd. Cultural Corridor</b></p>	<p>idor, specifically speed and traffic, which hinders local and visiting pedestrian travel.</p> <ul style="list-style-type: none"> <li>To improve the appearance of the corridor by combining landscape and design elements that highlight the approach to Old Town and other major activity centers.</li> <li>To include design solutions to issues affecting pedestrians, bicyclists and people with disabilities.</li> <li>To include design solutions to slow down traffic and direct the public to the diverse activities offered in the area.</li> </ul>	<p><b>Background:</b> The Rio Grande Boulevard Corridor Plan, passed and adopted in 1989, was requested by North Valley residents concerned about the loss of historic, residential, and valley landscape in the area. The plan identified two major issues contributing to the loss of character of the Boulevard: inadequate right of way for non-motorized circulation and lack of appropriate design to support the corridor's character. The Plan addresses largely the regulatory aspect to sustain the character in the area. In later days, the need for improving the pedestrian circulation in the area, affected by the construction on I-40, and an increase of traffic due to the attractions in the area has been highlighted by residents and business representatives at various public meetings.</p>	<p><b>Scope:</b></p> <ul style="list-style-type: none"> <li>Evaluate and develop a conceptual design for streetscape including a six-foot wide median, to serve as a pedestrian island for people crossing Rio Grande, north of Mountain Rd. to Aspen just south of I-40</li> <li>Evaluate street crossing times and signalization for pedestrians on Rio Grande between Central Av. and I-40</li> <li>Evaluate public transit stop facilities along the corridor for future increment of stops and</li> </ul>	<p>improvement of existing ones.</p> <ul style="list-style-type: none"> <li>Install a traffic light and left turn bay on Rio Grande between Mountain and I-40 to facilitate ingress and egress from neighboring residential areas.</li> <li>Periodically enforce speed limit on Rio Grande between Central and I-40.</li> <li>Consolidate curb cuts to improve access/egress circulation on to Rio Grande Blvd. and improve pedestrian opportunities.</li> </ul> <p><b>Cost Items:</b></p> <ul style="list-style-type: none"> <li>Landscaped median to include xeriscape and irrigation system, signage to direct visitors</li> <li>Bus stops, pedestrian crossings, lighting</li> <li>Traffic light (currently funded)</li> </ul> <p><b>Goals:</b> The project will develop a conceptual design to improve the visual and functional aspects of Rio Grande between Mountain Road and I-40. Residents and business representatives from the area have requested several times to address issues on this stretch of the corri-</p> <p>from the Downtown Center City Transportation Study on issues related to the Old Town/ Sawmill/north Center City Area. Include in the evaluation new regional attractions and proposed development not considered at the time of the DCCT study. Coordinate with Community Planning (North Valley and Central Albuquerque), Traffic Engineering Operations and Transit.</p> <ul style="list-style-type: none"> <li>Evaluate the future implementation of a park and shuttle facility at a propitious location near Old Town and Downtown to accommodate the demand generated at area attractions and future reorganization of the traffic in Downtown. The Sawmill/Wells Park Sector Plan calls for a park and shuttle facility to be implemented within the 10 year horizon following adoption of the plan. Such a facility is subject of an in depth analysis of the street system and parking demand in the Central Albuquerque and the southern portion of the North Valley planning areas.</li> </ul>
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### **Crime and Law Enforcement**

Crime is not exclusive of any particular planning area. Crime tends to concentrate in certain areas conducive to illegal activity. In the North Valley, high crime rate areas tend to be closer to Downtown and Old Town. The Planning Partnership identified areas of the valley experiencing crime activity as those with higher concentrations of rented housing. Following are crime related concerns as identified by the Community Planning Partnership.

- Gunfire and gangs
- Drug dealing and drug houses
- Police protection in extraterritorial City-County areas
- Increasing number of absentee landlords
- Burglaries

Areas of the valley where police intervention is most requested are near the motels and estab-

lishments selling packaged liquor on Central Avenue, Rio Grande, and Fourth Street. Trailer courts located near the Biological Park take the lead on generating calls for police intervention due to gunfire, domestic dispute and drug related activity.

The Albuquerque Police Department, in an effort to bend down the incidence of crime, is actively implementing the Community Policing Program. Community Policing is based in a proactive approach by getting the officer acquainted with a specific area and members of the community as well as allowing residents and members of that community identify and befriend the assigned officer. The program aim is to improve operation costs as well as the time and type of response. Neighborhoods within this program expressed their satisfaction after experiencing a change in the perception of safety and the fear of crime.

The Crime Prevention Through Environmental Design (CPTED) Program, managed by

the Family and Community Services Department, is an effort to diminish the impact of crime activity in specific areas of the city. The program, currently underway in ten city neighborhoods, (two of them in the North Valley: Los Duranes and West Old Town), first step into implementation was to evaluate, analyze, and recommend solutions through public involvement and cooperative action from a diversity of City agencies. Family and Community Services, Community Planning, APD, Solid Waste, Parks and Open Space, County and other public agencies joined in this effort to cut the incidence of crime. A traffic management approach to cut through traffic and speeding has been successfully implemented in Los Duranes and West Old Town. The program's speed humps are welcomed by the residents who have already noticed a significant change in the life of the street in both neighborhoods.

A multi-agency committee from the City, the Government Response Team (GRT), has taken a

<b>Project: Old Town Police Mini Sub-station</b>	<b>Cost Items:</b>
<b>Scope:</b>	
• Make improvements to facility, specially in the aspect of accessibility	• youth out of illegal activity. Involve Office of Neighborhood Coordination, APD and area schools.
• Provide equipment and supplies	• Utilities
• Staff	• Include young population in planning activities and seeking solutions to problems affecting the community. Support related activities in community centers, schools, libraries, fire stations and parks.
• Operation costs	• Equipment
	• Physical improvements
	• Expand community policing to work in conjunction with area schools to inform and educate on community policing and keeping the
	• Evaluate the existing job market opportunity in the area and direct
	ment approaches.

step forward in problem solving and response to the constituency when specific problems arise. In the North Valley, the GRT acted promptly in a case involving gun shutting in Columbus Park. The problem, that had been going on for a long time, called for immediate action requiring funding in an important amount. Presently, a request for funding for park renovation is presented to the Legislature. If funding is available, renovation will include elements designed to deter crime in the park and its impact on adjacent areas.

#### **Findings and Recommendations:**

- Continue implementation of identified elements within the CPTED program in Los Duranes and West Old Town.
- Evaluate sites and implement the police mini sub-station in the Old Town/Downtown area. Following is the proposal for implementation of the mini sub-station.

has is that the valley could be losing its charm and they feel that preserving some of the remaining assets and refurbishing them would help maintain the valley's identity.

Traffic intensity and quality affects adobe structures mainly along Broadway, Edith Boulevard, and Griegos Road and in Santa Barbara-Martinez Town. Ditches through the valley are being abandoned and are considered nuisance rather than an asset to newcomers. This has direct impact on farming and agriculture. More land is sub-divided, further decreasing the demand for irrigation, and changes the environment of the valley. Land ownership changes at a fast pace along with the culture and tradition of the valley.

**Neighborhood Development**

Valley neighborhoods are aging while new non-traditional sub-divisions are planned and implemented. New housing is not available to the children of long time residents, and old time residents just can't afford increased property taxes. Commercial development in other areas of the city is far more attractive than the old valley's corner stores. These are becoming run-down businesses. Visual decline of commercial corridors and nodes in the valley is compounded by traffic cutting off neighborhoods from activity centers.

#### **Youth Concerns**

Amongst the social issues in the valley is the lack of involvement of youth in issues relevant to the community. Lack of after school opportunities to engage young population in productive or recreational activities is consistently mentioned at different community meetings. Children are either not able to access gathering places because of safety reasons or because they are not located within reasonable distance from home or school. City-County jurisdiction plays an important role in youth-community interaction when programs supported by the City are out of reach to young population in the County and viceversa. □

#### **Environmental Pollution**

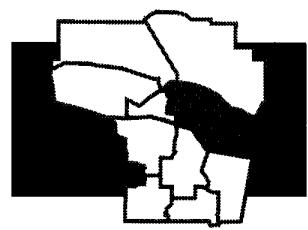
Pollution in the valley is diverse. The natural environment has evolved from rural to semi-urban contributing to significant change to the ground surface and the recharge of the aquifer. Development brings along storm drainage management which is stressed by the valley's topography, industrial and light manufacturing uses on the fringes of the valley along the North I-25 corridor and within the Sawmill and Wells Park neighborhoods. Public service facilities are still limited in some areas within the valley. Areas to the North are on wells and septic tanks.

Air pollution is also affected by land use and by its related traffic. Dust contributes to air pollution in the Valley due to the wind. Special concerns are the pollution caused by noise and light because of night operations of industrial sites.

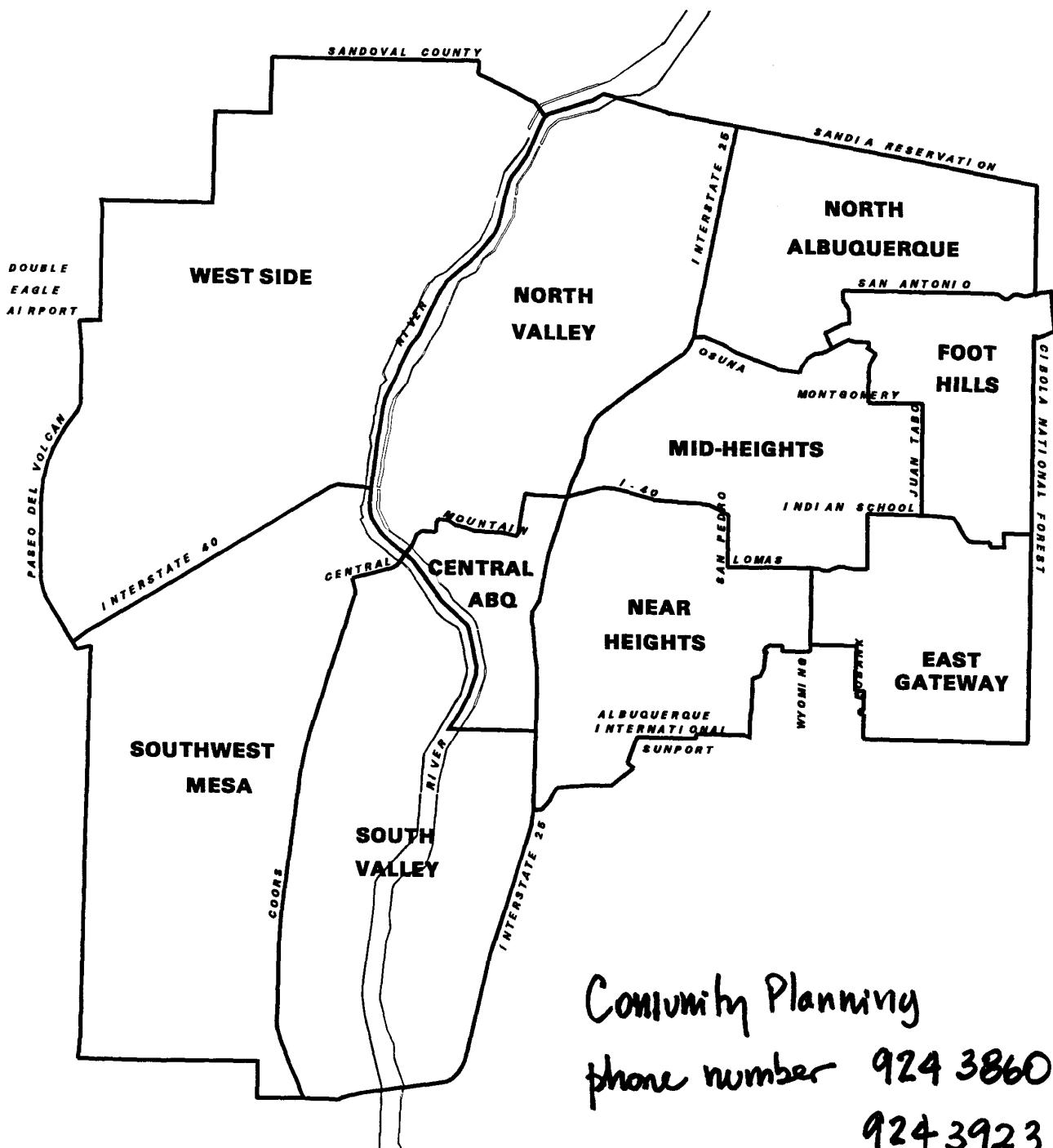
#### **Cultural and Historic Preservation/Conservation**

The valley has played a very important role in the history of Albuquerque. People first occupied land by the river's edge. Later, flood control and irrigation practices made more parts of the valley available for housing and farming. Several villages developed in the valley: Los Griegos, Los Chavez, Alameda are some of the settlements that have contributed to the valley's charm. Valley features that make it different than other areas of the city are being threatened by the influx of urban development in patterns foreign to the valley. One concern that the community

## Appendices



# COMMUNITY PLANNING AREAS



**Existing Proposed**

- Interstate (includes frontage)
- Limited Access Roadway
- Principal Arterial
- Minor Arterial
- Collector

Dashed lines indicate proposed alignments.

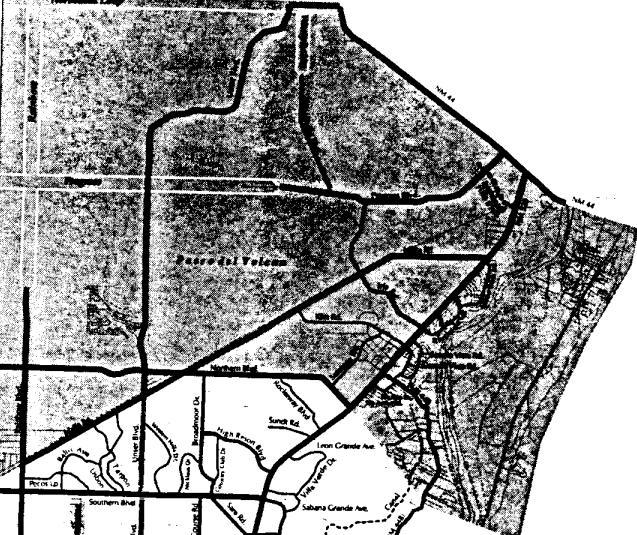
- Grade Separation
- Interchange

**Location Study Corridor**

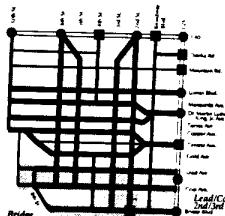
Rainbow

Subarea (where street network evaluation is in progress)

**NOTE:** Major streets are classified according to their anticipated function. Facilities shown as "Limited Access" have access to the facility normally controlled by a signalized intersection. Subarterials and Collectors are identified for the conduct of traffic. Existing facilities are shown as existing if they are officially platted with dimensions and right-of-way necessary the amount needed. Right-of-way standards are used to determine the width of the facility. More detailed information regarding the items noted above are contained in the Long Range Major Street Plan for the Albuquerque Urban Area.



INSET (not to scale)



SANDOVAL CO.  
BERNALILLO CO.

SANDOVAL CO.  
BERNALILLO CO.

Paseo del Volcán

**PROPOSED** **EXISTING**  
 Dotted Line Trail/Path  
 Dashed Line Lane  
 Dotted Line Route  
 Circle Overcrossing/Tunnel  
 Shaded Area Corridor

Existing bikeways are those which are physically on the ground and can be utilized. Proposed facilities are those which have been determined to be desirable and feasible, but have not as yet been implemented. Corridors are intended to show areas where bikeways are under consideration, but the type and feasibility have not been determined.

0 1/2 1 2 3 Miles



## 1997 BIKEWAYS MASTER PLAN Albuquerque Urban Area

Reviewed and recommended by the Transportation Coordinating Committee and adopted by the Urban Transportation Planning Policy Board of the Middle Rio Grande Council of Governments, August 14, 1997.



Middle Rio Grande  
Council of Governments  
P.O. Box 1400, Suite 100  
Albuquerque, NM 87102 505-247-1140

Vickie S. Perea  
Chair, MRGCOC/UTPPB

JAN/7/97

# Approved 1997 G.O. Program

## North Valley

**Map Location**

### **Cultural and Recreational Services Biopark / Botanic Garden**

1	Special Garden Development	\$600,000
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### **Family and Community Services Community Centers**

12e	Center Exp. Enh. & Upg. - Old North Valley Comm. Center	\$247,000
12i	Center Exp., Enhanc. & Upgrade - Los Griegos Center	\$50,000
13c	Center Renovation - Wells Park Community Center	\$350,000

### **Fire**

53b	Station Rehabilitation - Station #4	\$70,000
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### **Parks and General Services Parks**

19e	Park Renovation - Goodrich Park	\$200,000
21c	Park Development - Meadows on the Rio Grande (Dulcinea Park)	\$100,000
25	Balloon Fiesta Park	\$1,000,000
26	West Central Ave. Streetscape Improvements Phase II	\$1,000,000
27b	Median Landscaping and Renovation - Central Avenue Medians	\$500,000

### **Public Works Storm Drainage**

32	Montano Storm Drain System	\$2,000,000
36	DIP Replacement / Crossing Structure	\$500,000

### **Public Works Streets**

60a	Major Paving Rehabilitation Beryl Court and Milton Court near Meadowview	\$4,500,000
61a	Reconstruct Major Streets - Noise Reducing Gene to Alamosa on 2nd Street	\$150,000
38	Montano	\$5,000,000
62a	Traffic Sign Replacement and Pavement Markings - Bike lane striping Candelaria to Griegos on 12th Street.	\$25,000
65a,b	Traffic Signals Mildred and 4th, Douglas MacArthur and 4th	\$225,000
46d	Trails and Bikeways - Montano, 4th to Rio Grande	\$200,000

# **Approved 1997 G.O. Program**

## **North Valley**

**Map  
Location**

### **Senior Affairs**

66	Los Duranes Senior Center	\$100,000
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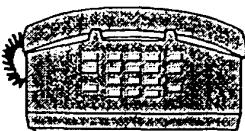
### **Neighborhood CIP Projects Neighborhood Set Aside**

49j	Civic Gateways Action Plan	\$100,000
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## **CIP Funded Projects Generated by Community Planning**

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<b>RioGrande Streetscape</b>	<b>70,000</b>
<b>Police mini substation</b>	<b>33,000</b>
<b>MountainRd/12th St. Streetscape</b>	<b>145,000</b>
<b>Bike lanes on 12th St.</b>	<b>55,000</b>
<b>Traffic signal on Rio Grande at Belamah</b>	<b>75,000</b>
<b>Streetscape and Redevelopment Project on N. 4th St.</b>	<b>75,000</b>



## **IMPORTANT TELEPHONE NUMBERS** (4/98)

*TTY USERS: May call any number listed through Relay New Mexico at  
1-800-659-8331.*

*Published by: City of Albuquerque, Department  
of Family & Community Services, Office of  
Neighborhood Coordination. (feel free to reprint for your publication).*

**Police/Fire/Rescue (Emergency) 911**

Albuquerque Clean Team (ACT) 823-4228

Albuquerque Police Department

Crime Analysis Section

768-3282

Police (non-emergency) 242-2677

Police Substations:

Foothills 823-4455

Northeast (8201 Osuna NE) 823-4455

Southeast (800 Louisiana SE) 256-2050

Valley (5408 2nd St. NW) 761-8800

Westside (6404 Los Volcanes NW) 831-4705

Records 768-2020

Telephone Reporting Unit 768-2030

Animal Control (Eastside)

768-1975

Animal Control (Westside)

768-1935

Animal Control (County)

873-6706

Attorney General (Consumer Protection) 1-800-678-1508

Better Business Bureau 884-0500

Burn/No-Burn Advisory 768-2876

City Council Office 768-3100

City Council Hotline (Mtgs., agendas) 768-4777

City/County Information 768-2000

Community Planning 924-3860

County Assessor (Property Ownership) 768-4040

County Clerk (Voter Registration) 768-4090

County Commission Office 768-4000

Crimestoppers 843-7867

Dumping on Vacant Lots 924-3850

Environmental Health Offices 768-2600

(for Mosquito/Fly Spraying, Noisy Neighbors, Noise, Restaurant, Food Poisoning Complaints,

Dust

complaints from Construction.)

Fire (Non-Emergency) 243-6601

Fire Marshal's Office 888-8124

Firecrackers or Gunshots 242-2677

Garbage Collection Problems 761-8100

Gas Leaks (Days) 246-7474

(Nights, Weekends, Holidays) 880-7300

Graffiti Removal Services 857-8055

Graffiti 24 Hour Hotline 768-4725

Housing Code Enforcement 764-3959

Keep Albuquerque Beautiful (KAB) 857-8280

Landfill Information

Cerro Colorado 836-8764

Don Reservoir 836-8757

Eagle Rock 857-8318

Montessa Park 873-6607

Landlord/Tenant Hotline 256-9442

Library (Information &amp; Reference) 768-5140

Mayor's/CAO Office 768-3000

Mediation 768-4651

Neighborhood Coordination	768-3790
	Neighborhood Crime Prevention 924-3600
	Open Space or Bosque 873-6632
	Parks Management (7 a.m.-5 p.m.)
	Reservations for Parks 857-8669
	Lights, Park Maint. Vandalism 857-8650
Poison & Drug Information	272-2222
Public Works Department	
	Barricades 768-2552
	Cockroach Hotline 873-7009
	Emergencies (Water, Sewer) 857-8250
	Information 768-3650
	Pothole Repair 857-8027
	Sandbags 857-8025
	Sidewalk Obstructions 857-8680
	Special Events Permits 768-2551
	Street Maintenance (8-5) 857-8025
	After Hours (all divisions) 857-8250
Recycling Information	761-8100
Recycling Hotline	761-8176
Ridepool	243-7433
Sheriff's Department (non-emer.)	768-4160
State Police	841-9256
State Information	1-800-825-6639
Stop Signs (Missing)	857-8028
Streetlights Out/Down Powerlines	246-5890
Suntran Information (Bus)	843-9200
Sunvan Information (Bus/handicapped)	764-6165
Traffic Sign & Speed Information	857-8680
Trees (Obstructing View)	857-8680
United Way Helpline	247-3671
Vehicle Information	
	Abandoned on Public Streets 768-2277
	Inoperable on Private Property 924-3850
	Pollution Hotline 247-2273
Wasted Water Hotline	768-3640
Weed & Litter Complaints	924-3850
Weed & Litter	761-8100 <i>(10+ bags/lg. item pick-up - 1 day before trash day)</i>
Zoning Violations	924-3850

When you make a complaint, be specific, provide addresses and the length of time there has been a problem.



Geographic Information System

PLANNING DEPARTMENT

© Copyright 1997

Sandia Reservation

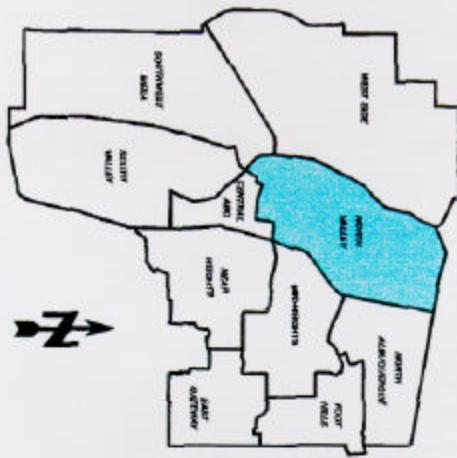


- 25. Albuquerque Biological Park
- COMMUNITY CENTER
- 10. Los Duranes
- 16. Walls Park
- 20. Alameda
- 25. Valle Del Norte Comm. Cmtr.
- SENIOR CENTERS
- 4. North Valley
- MULTI-SERVICE CENTERS
- 3. Los Griegos Family & Comm. Services
- LIBRARY

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# North Valley Community Generalized Land Use



LAND USES (acreage)	
SINGLE FAMILY	(5,916)
MULTI FAMILY	(127)
COMMERCIAL RETAIL	(389)
COMMERCIAL SERVICE	(869)
WHOLESALE AND WAREHOUSING	(444)
INDUSTRIAL AND MANUFACTURING	(1,891)
PUBLIC AND INSTITUTIONAL	(570)
PARKS AND RECREATION	(1,067)
PARKING LOTS AND STRUCTURES	(182)
TRANSPORTATION AND UTILITIES	(162)
DRAINAGE AND FLOOD CONTROL	(988)
AGRICULTURE	(1,115)
VACANT	(3,539)
<b>TOTAL</b>	<b>(17,269)</b>

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